AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, October 15, 2025
101 OLD MAIN STREET, BRADENTON, FL 34205

REVISED AGENDA

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Meeting minutes from the September 17, 2025, Planning Commission meeting.
Meeting Minutes - September 17, 2025 (DRAFT).pdf

5. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission on any non-agenda item should complete a comment slip and submit it to the Clerk.

6. AGENDA ITEMS

a) Planning & Community Development:

Case PLN-APL-25-0001:

An Appeal of the City of Bradenton's Planning and Community Development Director's determination that live music at 1114 12th Street West, Bradenton, FL 34205, constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R (General Urban Restricted) zoning district per Table 4.7 of the Form Based Code. Application filed by Cecilia Hernandez (property owner).
Final Order (DRAFT).pdf
Application.pdf
Cottonmouth PCD Determination.pdf
Staff Report.pdf
BPD Action Report - Cottonmouth.pdf
Code Enforcement Review - Cottonmouth.pdf
Code Enforcement Photos.pdf

BFD Review - Cottonmouth.pdf

CRA Grant Application.pdf
Correspondence Carrie Price.pdf
Combined Correspondence Before 10-3-2025.pdf

b) Planning & Community Development: **Ordinance 4064, Case PLN-TXT-25-0002:**
An Ordinance of the City of Bradenton, Florida, amending the City of Bradenton's Land Use Regulations, Chapter 5, General Regulations, Sections 5.1.2.7 and 5.2.2.4 "Fences and Hedges", to modify fence heights in proximity to streets and to modify dimensional standards for visibility triangles and Chapter 10, Definitions, to add the definition of "Principal Entrance", modify the definition of a "Lot" more particularly a rear lot line along an alley, modify the definition of "Double Frontage Lot" more particularly what is considered a rear lot line, and "Visibility Triangle or Vision Triangle" removing the dimensional standards; providing for codification; providing for the repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by the City of Bradenton Department of Planning and Community Development.

7. DISCUSSION ITEMS

a) Planning & Community Development: Review and approval of the 2026 Planning Commission meeting calendar.
2026 Calendar - City of Bradenton DRAFT.pdf

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: December 10, 2025:
PLN-SUP-25-0012 | 512 25th Street West | Club (Event Center)

To Be Scheduled:
PLN-TXT-25-0002 | Text Amendment for Fences

10. ADJOURN

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

NON-DISCRIMINATION STATEMENT:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Meeting minutes from the September 17, 2025, Planning Commission meeting.

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and approval of the meeting minutes from the September 17, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes from the September 17, 2025, Planning Commission meeting, as submitted.

ATTACHMENTS:
Meeting Minutes - September 17, 2025 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
September 17, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Keith Green-Vice Chair, Michael Neal, Richard Whetstone, Michael Jones, Darin Autrey, Jason "JB" Taylor.
City Staff: Scott Rudacille-City Attorney, Greg DeLong-Planning and Community Development Assistant Director, Jamie Schindewolf-Senior Planner, Lori Brunner-Planning and Community Development Administrative Assistant, Dawn Jani-Public Works Engineering Plans Reviewer.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:02 p.m.
2. Pledge of Allegiance.
3. Motion to approve the August 20, 2025, Meeting Minutes by Commissioner Taylor, and seconded by Commissioner Whetstone.

PUBLIC COMMENT
No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-84, Case PLN-SUP-25-0016:
A Resolution of the City Council of the City of Bradenton granting Special Use Permit PLN-SUP-25-0016 authorizing a dock for property separated from a body of water by a public right-of-way or public property at 2101 Riverview Blvd, Bradenton, Florida.

Staff: Jamie Schindewolf presented the case. She explained the case and showed maps and photos. She also went over staff recommended stipulations and stated that the proposed use of the dock meets general criteria.
Dawn Jani, Public Works Engineering Plans Reviewer, spoke about the general use criteria. She discussed the stipulations and how they should be worded.

Applicant: Jesus, licensed contractor for Mariner (inaudible), 4802 Lena Road, Bradenton. He stated that he is representing the homeowner and went over the purpose of reconstructing the existing dock.

DRAFT

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Taylor motioned to approve with an amendment to Stipulation #1, adding that amenities to the dock shall meet the requirements of the City of Bradenton Ordinances, as well as Stipulation #2, lighting must be according to FDP, and adding Stipulation #4, any extension of water or electric services, staging of equipment and materials, or access in or across the public right-of-way shall require proper use permitting. Commissioner Green seconded.

DISCUSSION ITEMS:
Greg DeLong handed out a draft of proposals to amend the Land Use Regulations concerning fences and hedges, as well as setbacks in alley ways. Staff would like to better define streets vs. alley ways. He stated that there will be more changes moving forward.
The Board discussed the proposed amendments.
Mr. DeLong said a new draft will be brought to the October meeting.

DIRECTOR'S REPORT:
Mr. DeLong stated that there are agenda items for the October meeting.

Adjournment: The meeting adjourned at 2:35 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

DRAFT

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 15, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

Case PLN-APL-25-0001:

An Appeal of the City of Bradenton's Planning and Community Development Director's determination that live music at 1114 12th Street West, Bradenton, FL 34205, constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R (General Urban Restricted) zoning district per Table 4.7 of the Form Based Code. Application filed by Cecilia Hernandez (property owner).

SUGGESTED ACTION: Review and determine if the Appeal is to be granted or denied.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

The owner of Cottonmouth is appealing a determination of the Planning and Community Development Director that the entertainment use of the property is not permitted in the T4-R zoning district. The Planning and Community Development Director has determined that the use is most similar to the defined uses of Outdoor Amusement Center or Outdoor Auditorium, which are prohibited in this zoning district. The petitioner disagrees with this determination.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:
This has been discussed with the City Attorney, and it is properly before the Planning Commission for the appeal of an administrative determination in the Form Based Code.

SUGGESTED MOTION:
Review and determine if the Appeal is to be granted or denied.

ATTACHMENTS:
Final Order (DRAFT).pdf
Application.pdf
Cottonmouth PCD Determination.pdf
Staff Report.pdf
BPD Action Report - Cottonmouth.pdf
Code Enforcement Review - Cottonmouth.pdf
Code Enforcement Photos.pdf
BFD Review - Cottonmouth.pdf
CRA Grant Application.pdf
Correspondence Carrie Price.pdf
Combined Correspondence Before 10-3-2025.pdf

FINAL ORDER
APPEAL PLN-APL-25-0001

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, DENYING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE MUSIC USES AT 1114 12TH STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, BOTH OF WHICH ARE PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cecilia Hernandez ("Property Owner" or "Applicant") owns the property located at 1114 12th Street West, Bradenton, Florida (Parcel ID 4367700004), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as UV (Urban Village); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as T4-R (General Urban Restricted); and

WHEREAS, the City of Bradenton Form Based Code, Article 12 defines Outdoor Auditorium as "a place of open-air (outdoor) assembly, consisting of a central space or stage for performance open to the sky or partially covered or enclosed"; and

WHEREAS, the City of Bradenton Form Based Code provides for the permitted, special use and not allowed uses in Table 4.7 and lists Outdoor Auditorium as a use that is not allowed in the T4-R zoning district; and

WHEREAS, the Property contains a restaurant use and also hosts live music events; and

WHEREAS, on August 5, 2025 the Planning and Community Development Director issued a written interpretation finding that the live music venue on the Property should be classified as an Outdoor Auditorium; and

WHEREAS, the Property Owner submitted an application to appeal the PCD Director's classification of the live music uses on the Property; and

WHEREAS, the Planning Commission held a noticed public hearing on October 15, 2025, at which the Planning Commission received testimony and evidence from the Applicant, City Planning staff, and members of the public in attendance; and

WHEREAS, the record of the public hearing, including the staff report and Applicant submittal materials, are hereby incorporated and made a part of this Final Order.

NOW, THEREFORE, the Planning Commission makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the Planning Commission hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owner has requested an appeal an administrative decision of the Planning and Community Development Director's determination that the live music on the subject property constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R zoning district in the Form Based Code.

c. Pursuant to Section 1.8.c, Appeal of the Decision of the Planning and Community Development Director, the Planning commission is authorized to hear and decide appeal filed by an aggrieved person in which it is alleged that there is an error in any interpretation of a regulations applicable to properties within the Form Based code Zone Districts made by the PCD Director.

Section 2. Order. Based upon the foregoing, the appeal is hereby denied and the Planning and Community Development Director's determination that the live music on the subject property constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R zoning district in the Form Based Code is upheld for the Property.

Section 3. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent

jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Variance which shall remain in full force and effect.

Section 4. Effective Date. This Order shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 15th DAY OF OCTOBER 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE PLANNING COMMISSION OF THE CITY OF BRADENTON

ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

DRAFT

EXHIBIT "A"

Legal Description:

LOT 5 BLK 2 EMMA HARRIS SUB PI#43677.0000/4

DRAFT

PLN-APL-25-0001

Menu Reports Help

File Date: 08/27/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: I. Introduction This appeal challenges both (a) the red tag/stop work order issued against Cottonmouth Southern Soul Kitchen, and (b) the PCD Director's August 5, 2025, determination that live Cottonmouth constitutes an "Outdoor Amusement" or "Outdoor Auditorium" use prohibited in the T4-R zoning district. Cottonmouth is a licensed restaurant, which is a permitted use. Live music i — not a standalone commercial use — and is properly recognized as an accessory activity, not misclassified as a prohibited use. II. Grounds for Appeal • Live Music as Accessory Use: Cottonm a restaurant. Live music is occasional, not ticketed, not marketed as a separate venue, and is designed only to enhance the dining atmosphere. Accessory uses that support primary permitted u under zoning principles. • Error in Applying Article 12 Definitions: PCD cited Article 12 definitions of "Outdoor Amusement" and "Outdoor Auditorium." These definitions clearly describe primary e such as theaters, amphitheaters, and amusement facilities. Cottonmouth does not fit these categories — no admission is charged, no permanent performance structures exist, and food service activity. • Procedural Inconsistency: After the red tag, a City inspector directed Cottonmouth to apply for a Special Use Permit. Cottonmouth complied in good faith, but the PCD then barred the that the use is not eligible in T4-R. This inconsistency leaves no viable process for resolution. • Alignment with the Village of the Arts Overlay District (VAOD) & Redevelopment Goals: The Villag District (VAOD) was created to enable a unique mix of home-based and business uses supporting visual and cultural arts, while preserving residential character. Cottonmouth's combination of f music exemplifies the cultural and creative vibrancy that the VAOD was designed to encourage. Restricting incidental live music undermines both the VAOD's intent and the City's broader efforts Village as a thriving arts-driven district. • Good-Faith Neighbor Coordination: Co-owner Dave Shiplett and the adjacent Yoga Arts business owner (Preston) shared a weekend event calendar to ensuring music did not overlap with yoga sessions. Cottonmouth invited Preston to attend sound checks to validate decibel readings, but he declined participation. These steps show Cottonmou cooperation and reasonable accommodation, despite repeated complaints from a single neighbor. • Proactive Compliance: In the past, admission was occasionally charged for certain live music the City's concern, Cottonmouth has discontinued charging for music entirely. All live music is now incidental to dining, provided without separate admission or ticketing, fully aligning with the acc framework. III. Requested Relief The Planning Commission should: - Overturn the PCD Director's determination dated August 5, 2025. - Rescind the red tag/stop work order. - Recognize that C eliminated ticketed admission for music, now operates as a permitted restaurant use in the T4-R district, with incidental live music as an accessory activity. IV. Conclusion Cottonmouth has acte complied with City directives, and made repeated efforts to coordinate with neighbors. The PCD's determination was based on a misapplication of the Form-Based Code and denies Cottonmout these reasons, we respectfully request that the Planning Commission overturn the August 5 decision and allow Cottonmouth to continue operating as a permitted restaurant with incidental live m

Application Type: Appeal

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Docum
Cottonmouth_Appeal_Pac...	PLANNING	Other	Cottonmouth Appeal ...	application/pdf	Uploaded	08/27/2

Show all

Address: 1114 12TH St W, BRADENTON, FL 34205

Owner Name: Hernandez Cecilia

Owner Address: 3618 1st Ave W, BRADENTON, FL 34205

Parcel No: 4367700004

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Cecilia Hernandez	Cottonmouth Sou...	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

APPEAL INFORMATION

Project Name
Accessory Activity - Music

Original Project Number
None

Type of Decision Being Appealed
Administrative/PCD Director

Reason for Appeal
This appeal challenges both (a) the red tag/stop work order issued against Cottonmouth Southern Soul Kitchen, and (b) the PCD Director's August 5, 2025, determination that live music at Cottonmouth constitutes an "Outdoor Amusement" or "Outdoor Auditorium" use prohibited in the T4-R zoning district.

Cottonmouth is a licensed restaurant, which is a permitted use. Live music is incidental to dining — not a standalone commercial use — and is properly recognized as an accessory activity, not misclassified as a prohibited use.

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				

Task	Assigned To	Status	Status Date	Action By
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Appeal of PCD Determination & Red Tag Enforcement

Applicant Information

Applicants: Cecilia Hernandez & Dave Shiplett, Co-Owners, Cottonmouth Southern Soul Kitchen

Subject Property: 1114 12th St W, Bradenton, FL 34205

Date of PCD Director Determination: August 5, 2025

Appeal Deadline: September 4, 2025

I. Introduction

This appeal challenges both (a) the red tag/stop work order issued against Cottonmouth Southern Soul Kitchen, and (b) the PCD Director's August 5, 2025, determination that live music at Cottonmouth constitutes an "Outdoor Amusement" or "Outdoor Auditorium" use prohibited in the T4-R zoning district.

Cottonmouth is a licensed restaurant, which is a permitted use. Live music is incidental to dining — not a standalone commercial use — and is properly recognized as an accessory activity, not misclassified as a prohibited use.

II. Grounds for Appeal

• Live Music as Accessory Use: Cottonmouth's principal use is a restaurant. Live music is occasional, not ticketed, not marketed as a separate venue, and is designed only to enhance the dining atmosphere. Accessory uses that support primary permitted uses are allowed under zoning principles.

• Error in Applying Article 12 Definitions: PCD cited Article 12 definitions of "Outdoor Amusement" and "Outdoor Auditorium." These definitions clearly describe primary entertainment venues, such as theaters, amphitheaters, and amusement facilities. Cottonmouth does not fit these categories — no admission is charged, no permanent performance structures exist, and food service is always the primary activity.

• Procedural Inconsistency: After the red tag, a City inspector directed Cottonmouth to apply for a Special Use Permit. Cottonmouth complied in good faith, but the PCD then barred the application, stating that the use is not eligible in T4-R. This inconsistency leaves no viable process for resolution.

• Alignment with the Village of the Arts Overlay District (VAOD) & Redevelopment Goals: The Village of the Arts Overlay District (VAOD) was created to enable a unique mix of home-based and business uses supporting visual and cultural arts, while preserving residential character. Cottonmouth's combination of food, art, and live music exemplifies the cultural and creative vibrancy that the VAOD was designed to encourage. Restricting incidental live music undermines both the VAOD's intent and the City's broader efforts to revitalize the Village as a thriving arts-driven district.

• Good-Faith Neighbor Coordination: Co-owner Dave Shiplett and the adjacent Yoga Arts business owner (Preston) shared a weekend event calendar to avoid conflict, ensuring music did not overlap with yoga sessions. Cottonmouth invited Preston to attend sound checks to validate decibel readings, but he declined participation. These steps show Cottonmouth's commitment to cooperation and reasonable accommodation, despite repeated complaints from a single neighbor.

• Proactive Compliance: In the past, admission was occasionally charged for certain live music events. Recognizing the City's concern, Cottonmouth has discontinued charging for music entirely. All live music is now incidental to dining, provided without separate admission or ticketing, fully aligning with the accessory use framework.

III. Requested Relief

The Planning Commission should:
- Overturn the PCD Director's determination dated August 5, 2025.
- Rescind the red tag/stop work order.
- Recognize that Cottonmouth, having eliminated ticketed admission for music, now operates as a permitted restaurant use in the T4-R district, with incidental live music as an accessory activity.

IV. Conclusion

Cottonmouth has acted in good faith, complied with City directives, and made repeated efforts to coordinate with neighbors. The PCD's determination was based on a misapplication of the Form-Based Code and denies Cottonmouth due process.

For these reasons, we respectfully request that the Planning Commission overturn the August 5 decision and allow Cottonmouth to continue operating as a permitted restaurant with incidental live music.

Respectfully submitted,

Cecilia Hernandez & Dave Shiplett
Co-Owners, Cottonmouth Southern Soul Kitchen
1114 12th St W, Bradenton, FL 34205

Exhibits – Cottonmouth Appeal Package

Exhibit A – Definitions Comparison

FBC Term	Definition (Article 12)	Cottonmouth's Use
Outdoor Auditorium	A venue for outdoor performances, designed and intended primarily for spectators (e.g., amphitheater, stage venue).	Cottonmouth is not a venue. No tickets, no admission, no permanent stage. Guests dine at tables; music is ambiance, not the main purpose.
Outdoor Amusement	Outdoor facilities for entertainment as the primary use (e.g., carnival, amusement park, fairgrounds).	Cottonmouth is a restaurant. Music is incidental to food service, not a primary commercial amusement.
Restaurant	Establishment primarily engaged in preparing and serving meals for on-premises consumption.	Cottonmouth's ongoing principal use. All business operations (licenses, staff, facilities) are food-focused. Live music supports the dining experience.

Exhibit B – Photos of Venue Setup

- Restaurant dining tables and food service setup.
- Small area where live music is performed, integrated into the dining space.
- Customers dining while music is playing, demonstrating that music is incidental.






COTTONMOUTH


COTTONMOUTH


COTTONMOUTH
SOUL KITCHEN



Exhibit C – Village of the Arts Intent

The purpose of the VAOD is to encourage a desired mix of appropriate home occupation and home business uses oriented toward, or supporting a visual or cultural arts theme while maintaining the residential character of the underlying residential neighborhoods.

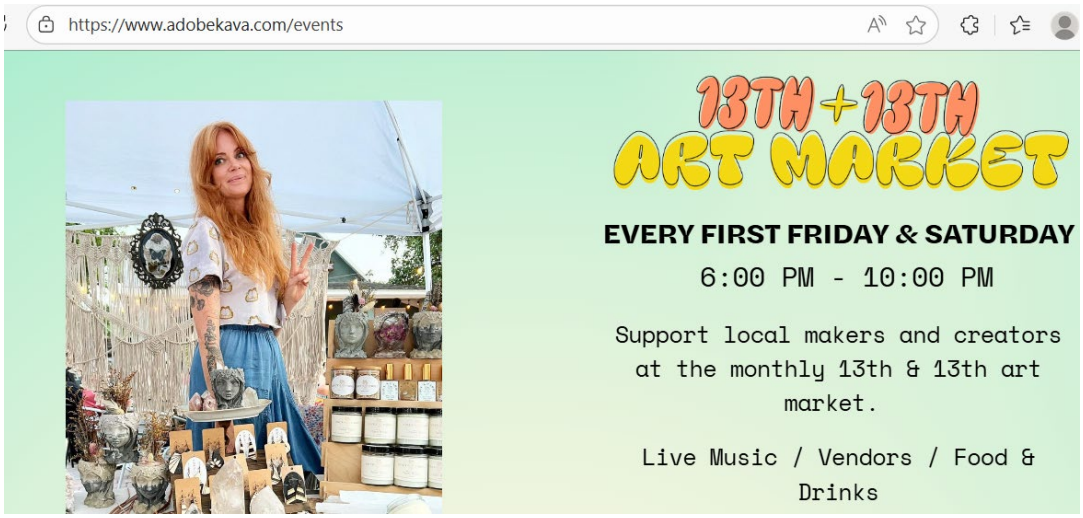
Cottonmouth reflects this intent: food, art, and music combined in a way that enhances neighborhood vitality. Monthly Art Walks in the Village feature live music and food as accepted, celebrated parts of the community fabric.

Exhibit D – Comparable Businesses

Other Village of The Arts business routinely feature incidental live music as part of their service without classification as 'auditoriums.' Examples listed here, with supporting materials such as promotional screenshots.

- Adobe Graffiti Loung





https://www.adobekava.com/events

FIRE SPIN SATURDAY

EVERY SATURDAY

9:00 PM - 1:00 AM

Live DJ & flow spinning area



https://www.adobekava.com/events



DJ BAR SESSIONS

EVERY FRIDAY

8:00 PM - LATE

DJ Ealain sets the vibe every Friday night with an eclectic mix of

EDM HOUSE TECHNO

https://www.adobekava.com/events

MOVIE NIGHT

EVERY WEDNESDAY

8:00 PM - LATE

Make sure to check social media to see what

is showing this Wednesday!

@adobekava



From:	Robin D. Singer
To:	Cecilia.energy123@outlook.com
Cc:	Greg DeLong; Volker Reiss; Scott Rudacille
Subject:	Cottonmouth
Date:	Tuesday, August 5, 2025 11:01:00 AM
Attachments:	FBC UPDATED TO JAN 2024_Compressed.pdf image001.png Sec._38_154._ Unreasonable_sound_prohibited..docx

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Ms. Hernandez,

Thank you for your patience. I am writing regarding the live entertainment venue at Cottonmouth. I have attached a copy of the Form Based Code (FBC) which governs this district that this establishment is located in. As I understand the use, this location has been approved as a restaurant but it has evolved into an outdoor amusement or outdoor auditorium as defined in Article 12 of the FBC (see pages 12.14 and 12.15, pdf pages 226 and 227).

Cottonmouth is located in the T4-R zoning district. Per the use chart on Table 4.7 (pdf page 64), outdoor amusement and outdoor auditorium are not *permitted* or *permitted by special use* in the T4-R district. As such, this use is prohibited and cannot continue at this location. Cottonmouth can continue to operate as a restaurant. Please also note the limitations on volume in Section 38-154 of the Code of Ordinances which is available on Municode.

I understand that you stopped by yesterday and I'm sorry I was not available. If you would like to schedule a meeting, I have time available on Thursday. Please let me know a time that works best for you.

bradenton
The Friendly City

ROBIN D. SINGER

Director
Planning and Community Development

941-932-9408
941-290-9322
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
October 15, 2025

Staff Report

Case Number: PLN-APL-25-0001
Applicant: Cecilia Hernandez
Owner: Cecilia Hernandez
Address: 1114 12th Street West
Parcel ID No: 4367700004
Current Zoning: T4-R (Urban General - Restricted)
Future Land Use: UV (Urban Village)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T4-R (Urban General - Restricted)
South: T4-R (Urban General - Restricted)
East: T4-R (Urban General - Restricted)
West: T4-R (Urban General - Restricted)

Future Land Use: North: UV (Urban Village)
South: UV (Urban Village)
East: UV (Urban Village)
West: UV (Urban Village)

REQUEST:

Case PLN-APL-25-0001:
An Appeal of the City of Bradenton's Planning and Community Development Director's determination that live music at 1114 12th Street West, Bradenton, FL 34205, constitutes an Outdoor Amusement Center or Outdoor Auditorium, both of which are prohibited in the T4-R (General Urban Restricted) zoning district per Table 4.7 of the Form Based Code. Application filed by Cecilia Hernandez (property owner).

The issue before the Planning Commission is whether the use of the property is consistent with the T4-R zoning district. The Planning and Community Development Director has determined that the use is most similar to the defined uses of Outdoor Amusement Center or Outdoor Auditorium, which are prohibited in this zoning district. The petitioner disagrees with this determination. The Applicant also mentions the reversal of the red tagged

activities for work without a permit. That matter is not before the Commission and cannot be reversed or determined as part of this hearing.

FORM BASED CODE REGULATIONS:

The Village of the Arts Overlay District (VAOD) district was created in 2006. The Form Based Code (FBC) was adopted in 2011, and the VAOD was later incorporated into the FBC.

Section 4.15.4 of the FBC provides the following description and supplementary use chart for the VAOD:

> *"The purpose of the VAOD is to encourage a desired mix of appropriate retail, entertainment, eateries, and home occupation/home business uses oriented toward, or supporting an increased presence and integration of the arts and related cultural and arts-related ancillary uses. Subject separately to the requirement of the Florida Building Code and The Florida Fire Prevention Code, any proposed home occupation/home business use or adaptive reuse of older buildings in combination with new buildings related and contributing directly to an arts theme, as determined by the PCD Director; unless indicated otherwise, may be approved administratively by the PCD Director if the proposed use meets and complies with the minimum standards contained in this subsection. The PCD Director may consult with residents and business owners in the VAOD to make such a determination. Review of construction, fire safety, and utilities may be required at permitting."*

USE	APPROVAL PROCEDURE	
	Administrative	Special Use
PROFESSIONAL: Accountant, attorney, consultant, mortgage broker, psychologist, etc.	✓	
ART & CRAFTS: Fine arts and jewelry, crafts creation and sales (i.e. painting, sculpture, stained glass, gallery).	✓	
EATING/DRINKING ESTABLISHMENT: Café, restaurant, coffee shop, bakery.	*	
OTHER USES	Administrative	Special Use
Other similar non-intensive, low traffic-generating non-residential uses	*	*
Day Care		✓
Public Event	*	

*Use permission to be determined by PCD Director. Additional standards and review requirements may apply.

At the time the VAOD was created, the more lenient FBC regulations did not exist, and the overlay was intended to provide greater latitude in the determination of uses to encourage a creative and vibrant area that introduced commercial uses through adaptive reuse of existing residential structures.

The FBC applied a zoning district of T4-R, General Urban Restricted to the interior of the Village of the Arts and T4-O, General Urban Open to the perimeter. The allowable uses in the T4-R are more residential in character and the T4-O district, which is found along busy roads with greater public access, is more intense.

The result of the continued allowances under the VAOD within the T4-R is that, while the T4-R does not allow restaurants and other retail operations, the VAOD does allow them with an administrative approval. The VAOD also allows "*other similar non-intensive, low traffic generating non-residential uses*" by an administrative or special use approval with the use permission determined by the PCD Director.

In making the determination of whether the entertainment provided at Cottonmouth would be a permitted use, the Director considered other uses listed in the FBC and the intensity of the use that has evolved at this establishment. The FBC use chart lists Outdoor Amusement Center as a Special Use in the T4-O, T5 and T6 districts and Outdoor Auditorium as a Special Use in the T4-O and as a permitted use in the T5 and T6 districts. These uses are prohibited in the T4-R district. These uses are defined in the FBC as follows:

> *"xi.* ***Outdoor Amusement Center****: establishments primarily engaged in providing amusement or entertainment for a fee or admission charge. These include sports arenas (but not stadiums), ball fields and courts, swimming pools, fairgrounds, expositions, skateboard parks, golf courses, horse shows, arenas and stables, coin-operated devices and game parlors.*
>
> *xii.* ***Outdoor Auditorium****: a place of open-air (outdoor) assembly, consisting of a central space or stage for performances, which may be open to the sky or partially covered or enclosed."*

The Form Based Code use table is provided below, showing that these two uses are indicated on the table but not listed as permitted or special use for the T4-R, and are therefore not allowed.

TABLE 4.7 Specific Function & Use. This table delegates specific functions and uses within Transect Zones. See Article 12 for definitions and limitations of uses.

	T3 T4-S	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed and Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL AND SERVICE						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
Secondhand Store			P	P	P	SU
Pawnshop						SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly (3)	SU	P	P	P	P	P

	T3 T4-S	T4-R	T4-O	T5	T6	SD
f. OTHER: URBAN FARMING						
Grain/Food Storage						P
Greenhouse <200 SF	P	P	P			P
Veterinary Clinic		P	P			P
g. OTHER: AUTOMOTIVE						
Service Station/Repair			SU	SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility			SU	SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		SU	SU	SU	SU	SU
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

According to building permit records, a restaurant use has existed at this location since 2012. While not specifically listed as a permitted accessory use, background music would be considered reasonable for this use. However, the entertainment at the restaurant has evolved to include more than ambient music. This is evidenced by the more extensive venue at the rear of the structure, posted listings of the entertainers on various calendars online, the addition of a fee or donation, limited access to the venue through the structure, and the recent addition of structures providing a roofed seating area and a stage area.

The expansion of the facility and increase of activity at the site has resulted in complaints from residential neighbors. Some have businesses of their own incorporated in their residences. However, they see the high level of noise and activity inconsistent with the residential aspects of the VAOD.

A number of emails have been received from neighboring property owners who have registered complaints regarding the entertainment use on the property. Written comments have been included in the package. Staff has also heard from a number of individuals in support of the entertainment use. However, some of these comments also support changing the Code to allow the use, which many acknowledge that the use is not currently permitted. Supporting comments point out the unique characteristics of the VAOD and the fact that there are other venues providing entertainment in the area.

In response to complaints various City departments have visited the premises to determine compliance with City Ordinances. Detailed reports are included in the package:

- The Bradenton Police Department (BPD) has been called to the site. The BPD has found the venue in violation of the noise ordinance on several occasions.
- Code Enforcement issued a stop work order for the construction of the roofed decks in the rear entertainment area that were not permitted. Code Enforcement also notified the business owners that the use is not permitted.
- The Bradenton Fire Department (BFD) that the structures were not permitted, that the use constitutes a change of occupancy which requires additional site improvements, and they found a number of other Code violations.
- The CRA has received a request for funding of improvements to include an outdoor shelter for live music events.

In determination of the appeal, the inter departmental comments provide insight into how the business has been functioning and the potential impacts of allowing the use to continue on neighboring properties. The complaints from neighbors also speak to the continued residential character of the area. A map included in this report shows the business tax receipts for the area which is an indicate of how prevalent non-residential uses are. The area remains primarily residential in character.

City Council may consider text amendments to the FBC or VAOD in the future. However, at this time the use, in the opinion of the PCD Director, is prohibited.

COMPREHENSIVE PLAN:

The property is located in the Urban Village future land use designation. This designation provides use and density limitations for areas outside of the VAOD and FBC.

> *"The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.*
>
> *Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited."*

Because the UV designation covers residential, non-residential and mixed use areas of the City, it does not prohibit the entertainment use.

Goal 1 of the Future Land Use Element provides:

> ***Goal 1 Future Land Use: Uses and Intensities***
>
> *A land use pattern which promotes the well being of the community in regard to compatibility of adjacent uses, building types and residential densities, efficiency of utilities and roadways, harmony with the natural environment and protection from natural hazards.*

Policy 1.3.1 of the Future Land Use Element provides:

> ***"Policy 1.3.1 Amending the Land Use Regulations***
>
> *The City shall adopt and maintain Land Development Regulations pursuant to this Comprehensive Plan that include measures to accomplish the following:*
>
> ***

- *Ensure compatibility of uses and buffering of uses;"*

The Comprehensive Plan encourages compatibility of uses in order to ensure that redevelopment occurs in a manner that respects the existing residents in their peaceful enjoyment of their neighborhoods while allowing neighborhoods and businesses to thrive. In this instance, the VAOD was designed to allow for an increase in business activity to promote the artistic and creative goals of the community, while still respecting the existing residential uses.

Similar entertainment uses exist on the perimeter of the VAOD. They are also held to the limitations of the noise regulations, but because of distance and buffering they do not create the compatibility issues of a use that is imbedded in the neighborhood.

APPEAL PROCEDURE (FORM BASED CODE):

This appeal comes before the Planning Commission based on the following Sections of the Form Based Code:

Section 1.8 Administrative Interpretation

> *"a. Authority. Upon written request, the PCD Director is hereby authorized to interpret all regulations in this Code that are applicable to properties within the Form Based Code Zone Districts."*

Section 1.8.c. Appeal of Decision of PCD Director

> *"i. The Architectural Review Board (ARB) or Planning Commission are hereby authorized to hear and decide appeals filed by an aggrieved person in which it is alleged that there is error in any interpretation of a regulation applicable to properties within the Form Based Code Zone Districts made by the PCD Director. The ARB hears appeals regarding architecture, and the Planning Commission hears appeals regarding site plans."*

Staff finds that this appeal is properly before the Planning Commission.

STAFF COMMENTS:

Based on the evidence provided and a review of the Form Based Code, including the Village of the Arts Overlay district, the Planning and Community Development Director has found that the use of an entertainment venue, as witnessed at Cottonmouth, is most similar to an Outdoor Auditorium as defined in the Form Based Code, which is not a permitted or special use in the T4-R zone. The Director does not believe that stipulations and physical alterations at this location would be sufficient to buffer neighboring properties and that the use has evolved beyond an accessory to a restaurant use and is to intense a use for these physical premises.

Respectfully submitted,



Robin Singer
Director of Planning & Community Development

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Map of existing business tax receipts

EXHIBIT "E": Photographs of site and surrounding area

EXHIBIT "A"
Location Map

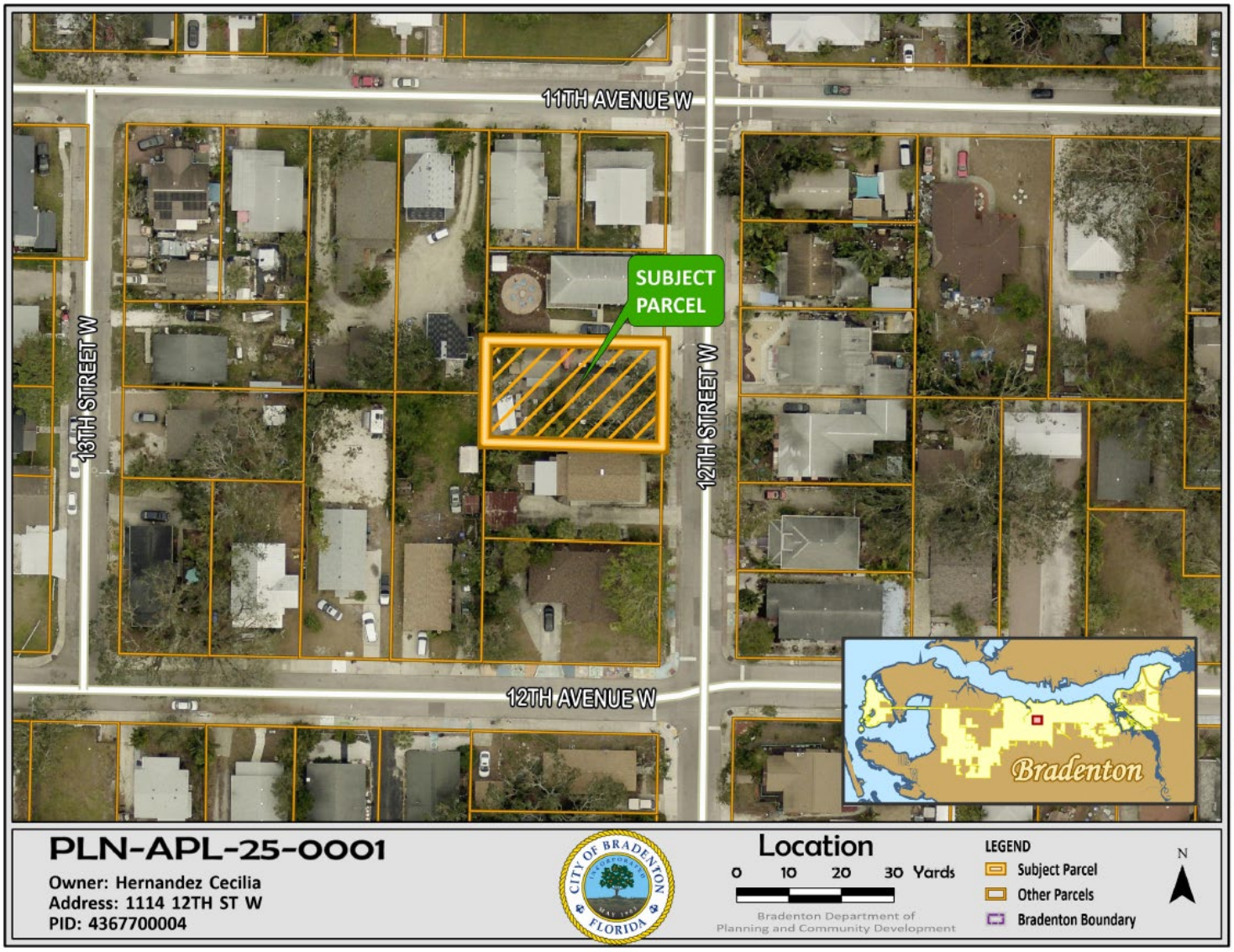


EXHIBIT "B"

Future Land Use Map

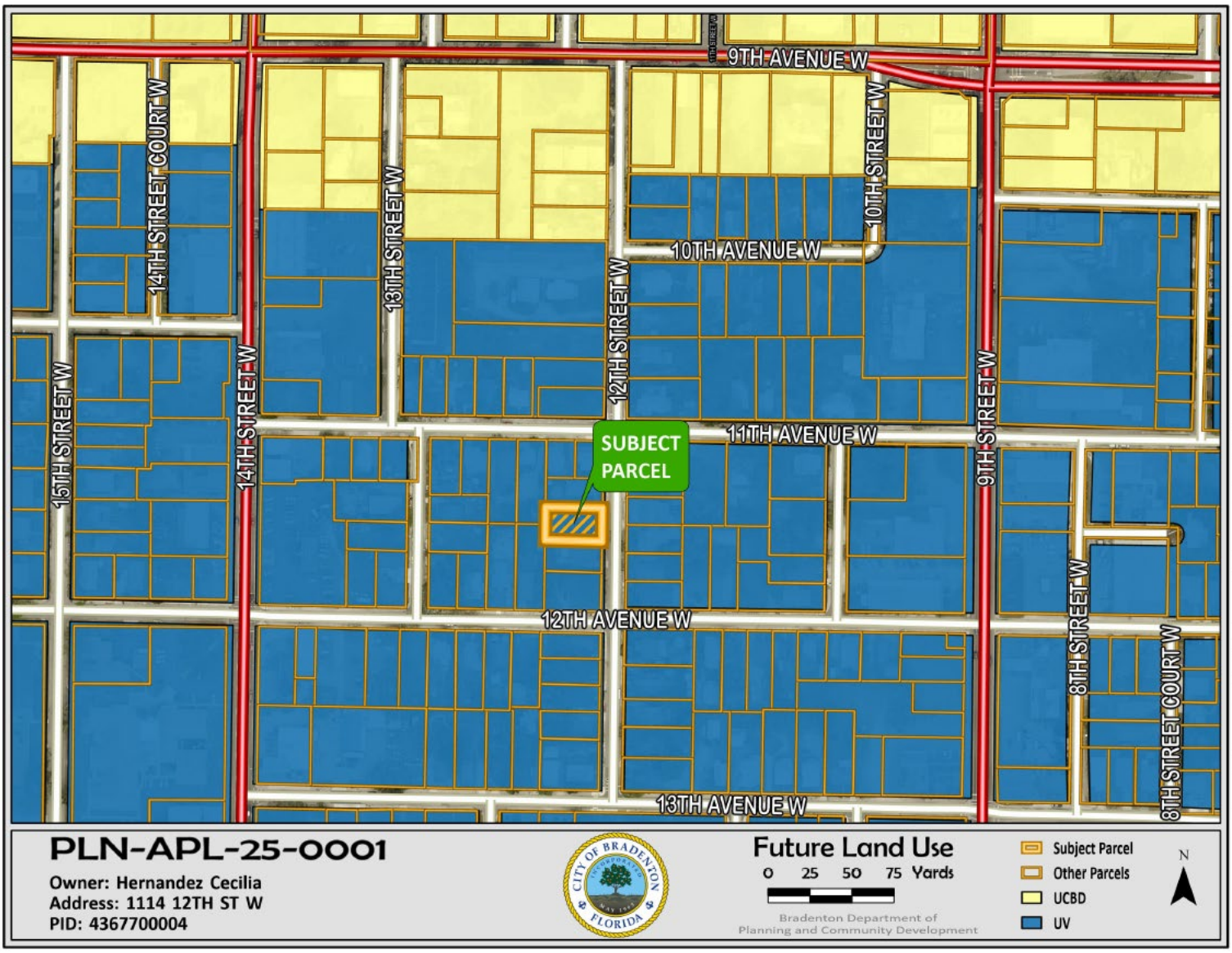
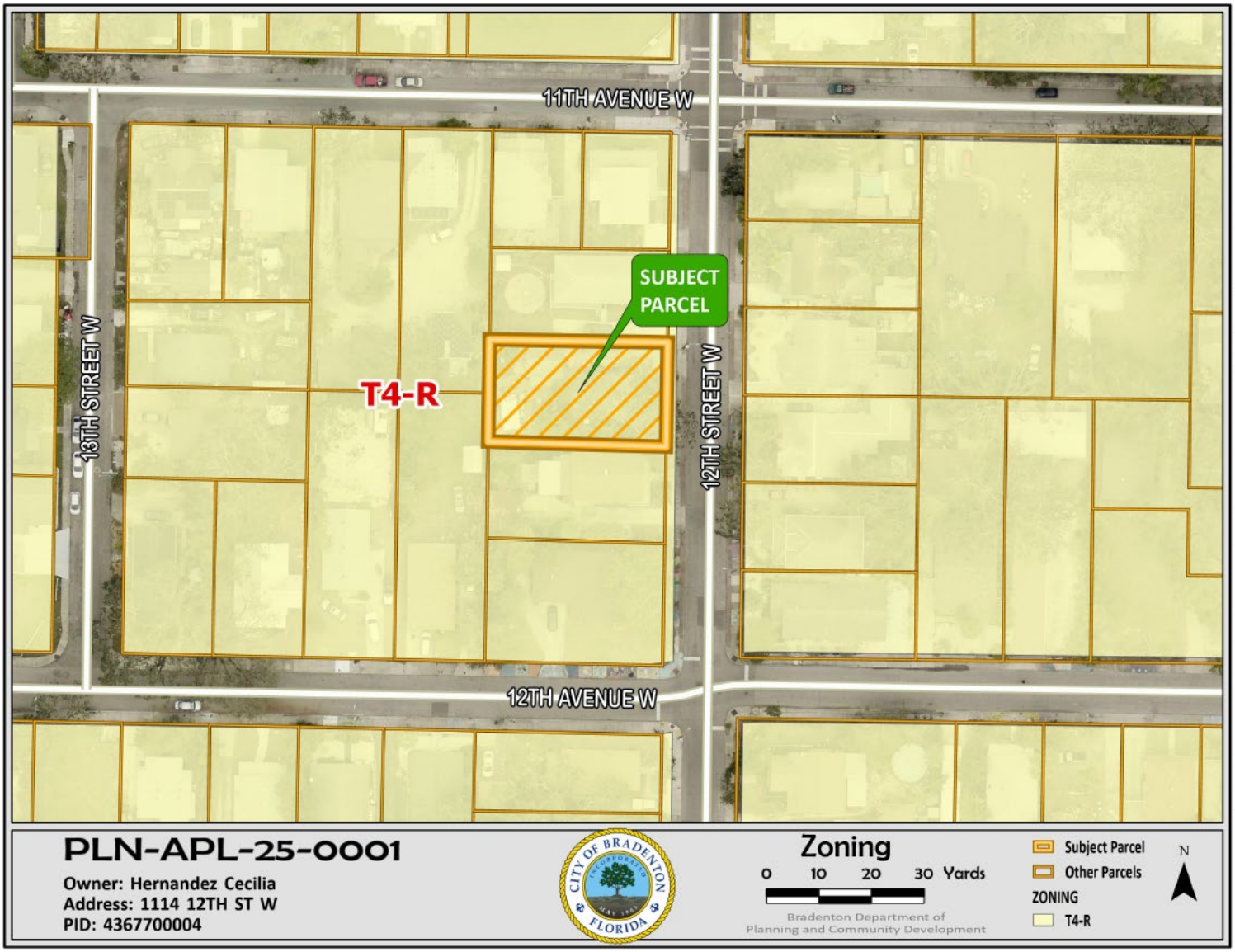


EXHIBIT "C"
Zoning Map



EXIHIBIT "D"

Map of business tax receipts in the Village of the Arts

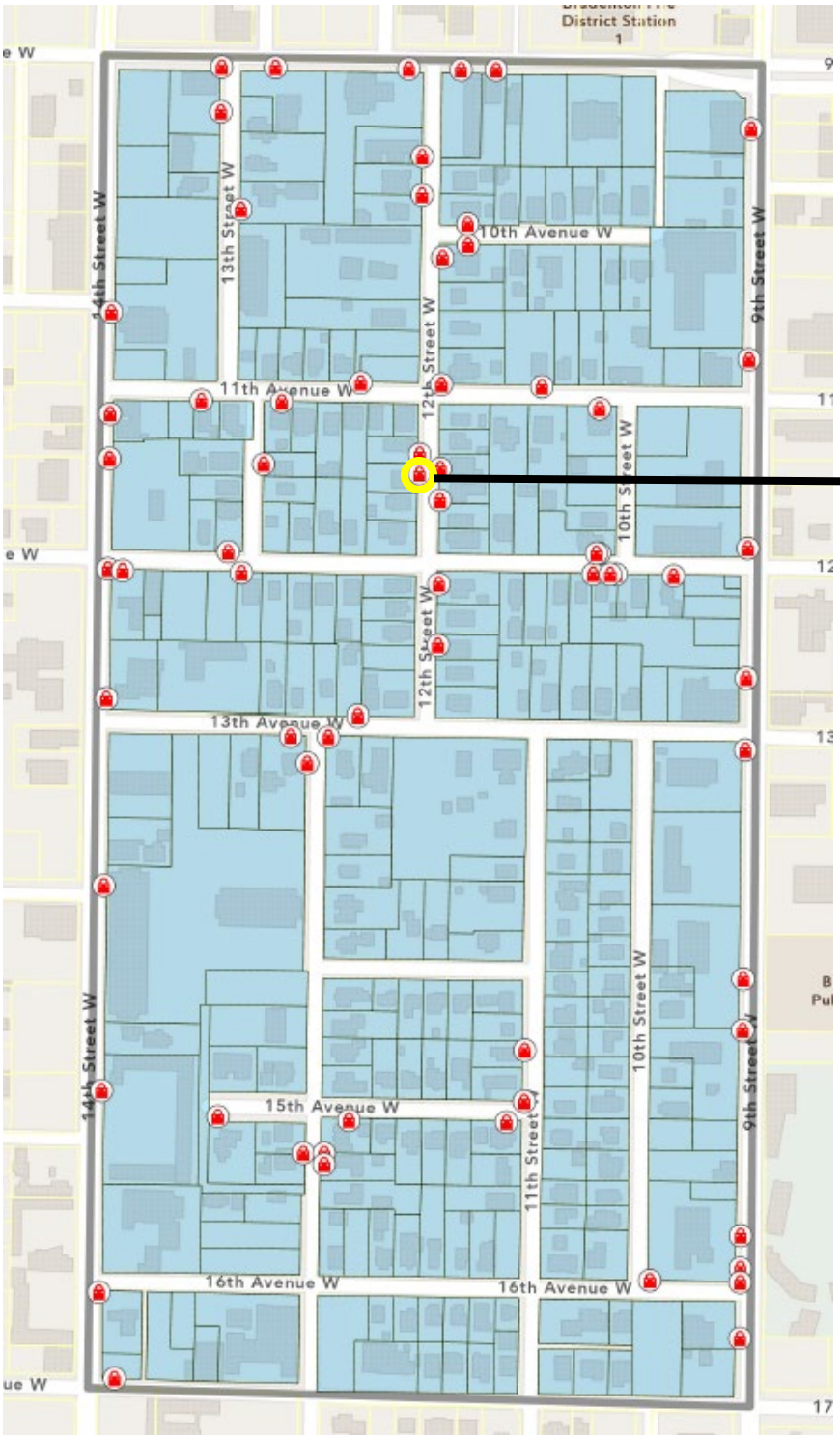
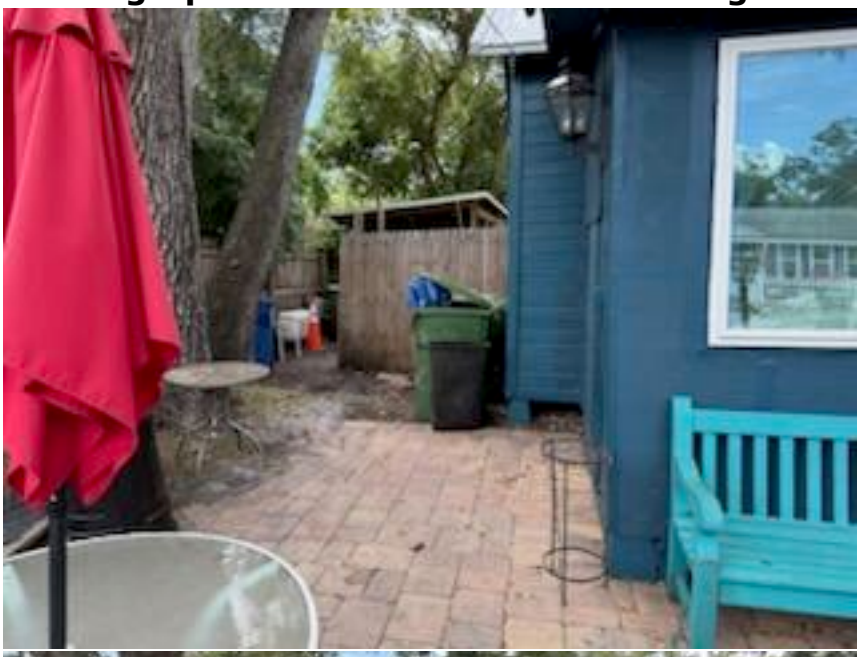


EXHIBIT "E"

Photographs of the site and surrounding area



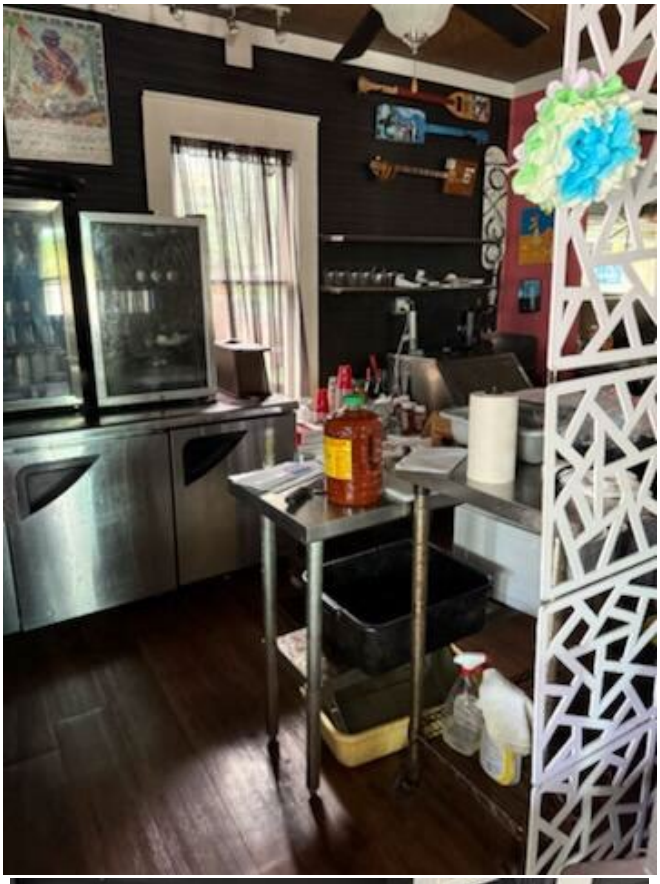


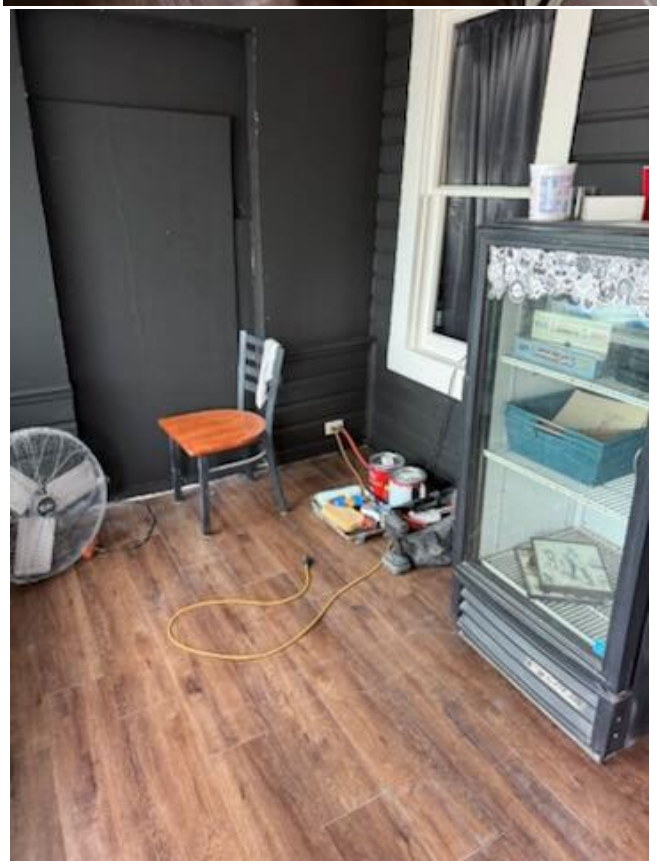












COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
07/25/2025 20	2025064664		1114 12TH ST W	76 NOISE COMPLA	
07/19/2025 19	2025062884		1114 12TH ST W	76 NOISE COMPLA	
07/20/2025 17	2025063174		1114 12TH ST W	76 NOISE COMPLA	
08/01/2025 18	2025066519	2025005563	1114 12TH ST W	76 NOISE COMPLA	
08/01/2025 20	2025066543	2025005567	1114 12TH ST W	76 NOISE COMPLA	
08/03/2025 17	2025066997	2025005611	1114 12TH ST W	76 NOISE COMPLA	
08/08/2025 19	2025068441		1114 12TH ST W	76 NOISE COMPLA	
08/15/2025 20	2025070567		1114 12TH ST W	76 NOISE COMPLA	
08/15/2025 19	2025070560		1114 12TH ST W	76 NOISE COMPLA	
08/16/2025 19	2025070800		1114 12TH ST W	76 NOISE COMPLA	
08/22/2025 19	2025072894		1114 12TH ST W	76 NOISE COMPLA	
08/22/2025 20	2025072901		1114 12TH ST W	76 NOISE COMPLA	
09/26/2025 18	2025082788	2025007074	1114 12TH ST W	76 NOISE COMPLA	
09/26/2025 20	2025082818		1114 12TH ST W	76 NOISE COMPLA	
09/27/2025 19	2025083100	2025007102	1114 12TH ST W	15 SPECIAL DETA	
08/30/2025 19	2025074947		1114 12TH ST W	76 NOISE COMPLA	
09/12/2025 19	2025078786		1114 12TH ST W	76 NOISE COMPLA	
09/13/2025 19	2025079170	2025006732	1114 12TH ST W	76 NOISE COMPLA	
09/05/2025 19	2025076859		1114 12TH ST W	76 NOISE COMPLA	
09/06/2025 19	2025077096		1114 12TH ST W	76 NOISE COMPLA	
09/19/2025 19	2025080884		1114 12TH ST W	76 NOISE COMPLA	
09/20/2025 20	2025081075		1114 12TH ST W	76 NOISE COMPLA	
09/21/2025 19	2025081281		1114 12TH ST W	76 NOISE COMPLA	
09/30/2025 18	2025084017	2025007180	1114 12TH ST W	39 NEIGHBOR TRO	

INCIDENT/INVESTIGATION REPORT

INCIDENT DATA

Agency Name	Case#
Bradenton Police Department	*2025-004934*
ORI: *FL0410200*	Date / Time Reported: *07/05/2025 19:08 Sat*
	Last Known Secure: *07/05/2025 19:07 Sat*
Location of Incident: *1114 12TH ST W, Bradenton FL 34205*	Gang Relat: NO; Premise Type: *Restaurant*; Zone/: 32; At Found: *07/05/2025 19:08 Sat*

	Crime Incident(s)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Information* (Com) *2898*					
#2	Crime Incident ( )					
#3	Crime Incident ( )					

MO

VICTIM

# of Victims: *0* Type: Injury: Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*WHALEY, PRESTON AGEE*		*12/12/1960* Age *64*	*W*	*M*		*Resident*	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		*941-747-9397*

Employer Name/Address	Business Phone	Mobile Phone

Type: Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Ottman, Samuel (PAT, PAT) (1036)*

Invest ID# *Ottman, Samuel (PAT, PAT) (1036)* Supervisor *Perez, Andres R (PAT, PAT) (134)*

Status: Complainant Signature | Case Status: *Inactive* *07/07/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-004934*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

BIVENS, C. (1098), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-004934*
Victim	Offense *INFORMATION*	Date / Time Reported *Sat 07/05/2025 19:08*

INFORMATION

CLOSED INFORMATION ONLY

REPORTING PARTY- PRESTON WHALEY

On July 5, 2025, I responded to 1114 12th St (Cotton Mouth Soul Food) in reference to a noise complaint. Upon my arrival, I made contact with the reporting party Preston Whaley who is a next door neighbor to the establishment. Whaley advised that the music is very loud and he is able to hear the music inside his residence. Whaley mentioned that he is aware of the ordinance and that he has his own sound meter. I made Whaley aware that I did not have any calibrated sound meters at this time. Sgt. Perez responded to the scene per Whaley`s request and informed him of the same information. Prior to the end of the investigation, the music stopped and was shut down for the rest of the night. This report was completed for informational purposes only.

My Body Worn Camera was activated during this investigation.

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-005563*
Date / Time Reported	*08/01/2025 18:56 Fri*
Last Known Secure	*08/01/2025 18:55 Fri*
At Found	*08/01/2025 18:56 Fri*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Residence/home*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Bco-noise 2702*						
#2	Crime Incident	( )	Weapon / Tools	Activity	Entry	Exit	Security
#3	Crime Incident	( )	Weapon / Tools	Activity	Entry	Exit	Security

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Decker, Kaylee (PAT, PAT) (0000001096)*

Invest ID# *(0)* | Supervisor *Perez, Andres R (PAT, PAT) (134)*

Status

Complainant Signature | Case Status *Inactive* *08/04/2025* | Case Disposition:

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005563*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

MATA, R. (2007), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-005563*
Victim	Offense *BCO-NOISE*	Date / Time Reported *Fri 08/01/2025 18:56*

Bradenton City Ordince Violation

Preliminary Information:

Reporting Party - Preston Whaley
Offender/Owner - Cottonmouth/ David Shiplett

Investigations/Officer Actions:

On 08/01/2025, I was dispatched to a noise complaint at 1114 12th St W. I met with the caller, who advised that the listed address was having an event and the music was too loud. Sergeant Perez responded to the location and measured the DPA with an agency-issued decimal meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decibel reader measured at 81 DPA from the fence line. The owner Mr. Shiplett advised he would lower the music and while on scene we returned because the music had not been lowered. The owner of the Cottonmouth was issued a written warning at this time.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005563*

1

Name (Last, First, Middle)	Also Known As	Home Address
SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-005567*
Date / Time Reported	*08/01/2025 20:29 Fri*
Last Known Secure	*08/01/2025 20:28 Fri*
At Found	*08/01/2025 20:29 Fri*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Residence/home*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Bco-noise 2702*						
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Decker, Kaylee (PAT, PAT) (0000001096)*

Invest ID# *(0)* | Supervisor *Perez, Andres R (PAT, PAT) (134)*

Status | Complainant Signature | Case Status *Inactive* *08/04/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005567*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-005567*
Victim	Offense *BCO-NOISE*	Date / Time Reported *Fri 08/01/2025 20:29*

Bradenton City Ordince Violation

Preliminary Information:

Reporting Party - Preston Whaley
Offender/Owner - David Shiplett

Investigations/Officer Actions:

On 08/01/2025 at 21:00, I was dispatched back to the listed address due to the music still being too loud after officers left. Sergeant Perez responded to the location and measured the DPA with an agency-issued decibel meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decimal reader measured at 77 DPA from the fence line. The owner of the Cottonmouth was issued a citation at this time (citation number 4959). The citation will be submitted to the records department.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005567*

1

Name (Last, First, Middle)	Also Known As	Home Address
SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	Bradenton Police Department
ORI	FL0410200
Case#	2025-005611
Date / Time Reported	08/03/2025 17:37 Sun
Last Known Secure	08/03/2025 17:36 Sun
At Found	08/03/2025 17:37 Sun

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	Restaurant	32

#1	Crime Incident(s) (Com) Bco-noise 2702	Weapon / Tools			Activity
		Entry	Exit	Security	
#2	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	
#3	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	

MO

VICTIM

of Victims 0 | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	WHALEY, PRESTON AGEE		12/12/1960 Age 64	W	M		Resident	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		941-747-9397

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# Ortiz, Emmanuel (PAT, PAT) (1088)

Invest ID# (0) | Supervisor Perez, Andres R (PAT, PAT) (134)

Status | Complainant Signature | Case Status Inactive 08/04/2025 | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005611*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

GIDDENS, C. (2046), GIDDENS, C. (2046), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA 2025-005611
Victim	Offense *BCO-NOISE*	Date / Time Reported *Sun 08/03/2025 17:37*

OPEN CASE: WARNING ISSUED
==========

BCO - NOISE COMPLAINT
==========

Preston Whaley (Reporting Party)
David Shiplett (Offender)

OFFICER`S INVESTIGATIONS/ ACTIONS:
==========

On 08/03/2025, I was dispatched 1114 12th St W (Cottonmouth Southern Soul Food) due noise complaint. Sgt. Perez responded to the location and measured the DPA with an agency-issued decibel meter (Quest Technologies Decibel Meter - SN #BHG080007) that was calibrated before use. I spoke the caller Mr. Preston Whaley who informed me that the music from the establishment was too loud and they have attempted several times to resolve the issue but with no results.

Sgt. Perez measured the sound from the establishment for over two minutes from the fence line which reached to 82 Db. Mr. David Shiplett was issued a Notice of Violation and was informed that he was given the opportunity to correct or resolve the issue which he understood. I ran both subjects through FCIC/NCIC which came back clear for wants and warrants. The warning was completed and attached to a routing form, forwarded to BPD Records.

My Body Worn Camera (BWC) was activated during this incident. The above may differ from the actual audio and video, but a good faith effort was made to describe the events as they actually occurred or were described. My BWC may have been muted when not dealing with any citizens or in a public common area.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005611*

1

Name (Last, First, Middle)	Also Known As	Home Address
WHALEY, PRESTON AGEE		*1122 12TH ST W* *BRADENTON, FL 34205* *941-747-9397*
Business Address		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
12/12/1960	*64*	*W*	*M*	*N*	*504*	*120*	*GRY*	*GRN*	*FAR*	*W400661604520 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Amputee, None
Appear, Neat
Behavior, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-006732*
Date / Time Reported	*09/13/2025 19:54 Sat*
Last Known Secure	*09/13/2025 19:53 Sat*
At Found	*09/13/2025 19:54 Sat*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Other*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity
#1	*Bco-noise 2702*		Entry / Exit / Security	
#2	Crime Incident	( )	Weapon / Tools	Activity
			Entry / Exit / Security	
#3	Crime Incident	( )	Weapon / Tools	Activity
			Entry / Exit / Security	

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone
Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone
Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone
Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Bivens, Charles (PAT, PAT) (1098)*

Invest ID# *Bivens, Charles (PAT, PAT) (1098)* | Supervisor *Williams, Kevin (PAT, PAT) (1082)*

Status | Complainant Signature | Case Status *Inactive* *09/15/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-006732*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

MATA, R. (2007), WILLIAMS, K. (1082)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department

Victim	Offense	OCA / Date / Time Reported
	BCO-NOISE	OCA: *2025-006732* Date / Time Reported: *Sat 09/13/2025 19:54*

Bradenton City Ordince Violation

Offender/Owner - David Shiplett

Disposition: Closed citation issued

Investigations/Officer Actions:

On 09/13/2025 at 2003, I was dispatched back to the listed address due to the music being too loud. Sergeant Williams responded to the location and I measured the DPA with an agency-issued decibel meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decimal reader measured at 78.3 DPA from the fence line. The owner of the Cottonmouth was issued a citation at this time (citation number 4960). The citation will be submitted to the records department.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-006732*

1	Name (Last, First, Middle)	Also Known As	Home Address
	SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
	Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-007074*
Date / Time Reported	*09/26/2025 19:47 Fri*
Last Known Secure	*09/26/2025 19:47 Fri*
At Found	*09/26/2025 19:47 Fri*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Restaurant*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Information 2898*						
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*WHALEY, PRESTON AGEE*		*12/12/1960 Age 64*	*W*	*M*		*Resident*	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		*941-747-9397*

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Giddens, Christopher (PAT, COP) (2046)*

Invest ID# *Giddens, Christopher (PAT, COP) (2046)* | Supervisor *Merrill, Perry G (PAT, PAT) (401)*

Status | Complainant Signature | Case Status *Inactive* *09/29/2025* | Case Disposition:

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007074*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

GERMAIN, W. (1070), WILLIAMS, K. (1082)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007074*
Victim	Offense *INFORMATION*	Date / Time Reported *Fri 09/26/2025 19:47*

Case Closed: Information

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Reporting Party- Preston Agee Whaley

==========

Officer Actions

==========

On 09/26/2025, I was dispatched to 1114 12th St W in reference to a noise complaint, which is an ongoing issue at this address. Upon arrival, I made contact with one of the staff members who advised me they were under the noise ordinance.

At the time, I did not have a way to test it, I called Sgt. Willams who, upon arrival, the music was turned down, therefore I was unable to use the sound calibrator.

It should be noted that I was called back out one more time regarding the same issue, see event number 2025082818. Upon my arrival the music was off due to them being done for the night.

My Body Worn Camera (BWC) was activated during this incident. The above may differ from the actual audio and video, but a good faith effort was made to describe the events as they actually occurred or were described. My BWC may have been muted when not dealing with any citizens or in a public common area. I took no further actions at the time.

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-007102*
Date / Time Reported	*09/27/2025 19:35 Sat*
Last Known Secure	*09/27/2025 19:34 Sat*
At Found	*09/27/2025 19:35 Sat*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Restaurant*	32

	Crime Incident(s)	( )	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Information 2898*	(Com)					
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: BUSINESS | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	*COTTONMOUTH*						*N/A*	

Home Address	Email	Home Phone
1114 12TH ST W BRADENTON, FL 34205		*941-243-3735*

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Bivens, Charles (PAT, PAT) (1098)*

Invest ID# *Bivens, Charles (PAT, PAT) (1098)* | Supervisor *Williams, Kevin (PAT, PAT) (1082)*

Status | Complainant Signature | Case Status *Inactive* *09/29/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007102*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

TIBBETTS, G. (2050), TIBBETTS, G. (2050)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007102*
Victim	Offense *INFORMATION*	Date / Time Reported *Sat 09/27/2025 19:35*

Information

Cottonmouth (Business)

Disposition: Closed

Officer actions:

On the listed date and time, Ofc. Tibbetts and I conducted a special detail in reference to constant noise complaints occurring at this business. The special detail was conducted from 7:35 pm to 9:20 pm. A total of 4 sound measurements were taken none resulting in a violation. The sound measurements in order were 66.0, 66.4, 63.6, and 68.8. The sound measurements were measured using an agency issued sound meter, the Soundpro DL-2-1/1 SLM with serial number BHG080005. BWC was active during this incident.

INCIDENT/INVESTIGATION REPORT

Agency Name: *Bradenton Police Department*				Case#: *2025-007180*
ORI: *FL0410200*				Date / Time Reported: *09/30/2025 18:23 Tue*
Location of Incident: *1114 12TH ST W, Bradenton FL 34205*	Gang Relat: *NO*	Premise Type:	Zone/: *32*	Last Known Secure: *09/30/2025 18:22 Tue*
				At Found: *09/30/2025 18:23 Tue*

INCIDENT DATA

#1	Crime Incident(s): *Information 2898* (Com)	Weapon / Tools			Activity
		Entry	Exit	Security	
#2	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	
#3	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	

MO

VICTIM

# of Victims: *0* Type: Injury: Domestic: N

V1	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone
Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	*SHIPLETT, DAVID MICHAEL*		*06/30/1959* Age *66*	*W*	*M*		*Resident*	

Home Address: *1221 12TH ST W BRADENTON, FL 34205*	Email	Home Phone: *941-448-8757*
Employer Name/Address: *Self-employed (RESTAURANT OWNE)*	Business Phone	Mobile Phone

Type: INDIVIDUAL Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*HERNANDEZ, CECILIA MARIE*		*01/20/1977* Age *48*	*W*	*F*		*Resident*	

Home Address: *3618 1ST AVE W BRADENTON, FL 34205*	Email	Home Phone: *505-396-1527*
Employer Name/Address: *Cottonmouth Restuarant (PROPERTY OWNER)*	Business Phone	Mobile Phone: *832-712-9990*

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
	77	*5*	*$0.00*		*3*	*DOCUMENTS*		

Officer/ID#: *Lopez, Alexandra (PAT, PAT) (2041)*

Invest ID#: *(0)* Supervisor: *Heagney-sciamatore, Brett (PAT, PAT)*

Status | Complainant Signature | Case Status: *Inactive* *10/01/2025* | Case Disposition: | Page 1

Incident Report Additional Name List

Bradenton Police Department

OCA: *2025-007180*

Additional Name List

	Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1)	*IO 2*	*WHALEY, PRESTON AGEE*		*12/12/1960*	*64*	*W*	*M*
	Address	*1122 12TH ST W , BRADENTON, FL 34205-*		**H:** *941-747-9397*			
	Empl/Addr			**B:** - -			
				Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007180*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

JAMES, J. (2017), GORDON, T. (2002), WELDON, W.E. (829)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007180*
Victim	Offense *INFORMATION*	Date / Time Reported *Tue 09/30/2025 18:23*

Information

This case can be closed.

Preliminary Information:

Cecilia Hernandez - Reporting Party
David Shiplett - Involved Other
Preston Whaley - Involved Other

Officer Actions/Investigation:

On the 09/30/2025 I responded with Lt. Weldon to 1114 12th St W. (Cottonmouth Southern Soul Kitchen) in regards to neighbor issues.

Upon arrival, I spoke to property owner, Ms. Cecilia Hernandez and Mr. David Shiplett about on-going issues with their neighbor, Mr. Preston Whaley.

Ms. Hernandez advised that Mr. Whaley has been on the public sidewalk recording the business and customers. Myself and Lt. Weldon advised that as long as Mr. Whaley is on the public side walk and not on the private property, he is able to record and he is not breaking a law.

Ms. Hernandez provided me 3 documents that has 09/27/2025 logged with Mr. Whaley`s recording activity. These documents have been submitted into Bradenton`s property and evidence. Ms. Hernandez advised she would be emailing me video footage of Mr. Whaley recording customers and the business. Once I receive the email of the footage, I will upload it to Evidence.com.

It should be noted that Ms. Hernandez and Mr. Shiplett are frustrated about the ongoing issues with Mr. Whaley. Ms. Hernandez stated numerous times that the police involvement with the business has affected her business and she is losing customers.

Mr. Whaley was not present on scene.

I provided Ms. Hernandez with an agency case number.

My BWC was active.

Incident Report Related Property List

Bradenton Police Department

OCA: *2025-007180*

1	Property Description	Make	Model	Caliber
	DOCUMENTS			

Color	Serial No.	Value	Qty	Unit	Jurisdiction
		$0.00	***3.000***		***Locally***

Status	Date	NIC #	State #	Local #	OAN
Recovered	***09/30/2025***				

Name (Last, First, Middle)	DOB	Age	Race	Sex
Hernandez, Cecilia Marie	***01/20/1977***	***48***	***W***	***F***

Notes


COTTONMOUTH
SOUTHERN SOUL KITCHEN
We are located in the Village of the Arts
1114 12th St W.
Bradenton, FL 34205
Click for driving directions
cottonmouth SOUL events
reservations
...what's cookin'
...and we're live!
contact
well, that just happened...
testimonials
reservations
We accept reservations at Cottonmouth Soul. For weekend dates it is highly recommended, as we have live music that draws larger than normal crowds. Our patio is an intimate space with capacity up to 80 attendees for ticketed music performances.
Submitting a reservation request does not mean it is confirmed. We have actual humans who double check all reservations to ensure overbooking never happens. Once we receive your reservation request we will update you once it has been confirmed or rejected. If your plans change please notify us about cancelling your reservation so we can open up that space for a different customer.
Reserve a table
Date

(/)

(http://forecast.weather.gov/MapClick.php?lat=27.4856&lon=-82.5829)
82 °
Clear

Forecast
(http://forecast.weather.gov/MapClick.php?lat=27.4856&lon=-82.5829)

Weekend Sounds: September 26-28 (/detail.html?sub_id=161829)
/ Ben Prestage at Cottonmouth 9.27

Calendar (/calendar/) / Ben Prestage at Cottonmouth 9.27

Ben Prestage at Cottonmouth 9.27

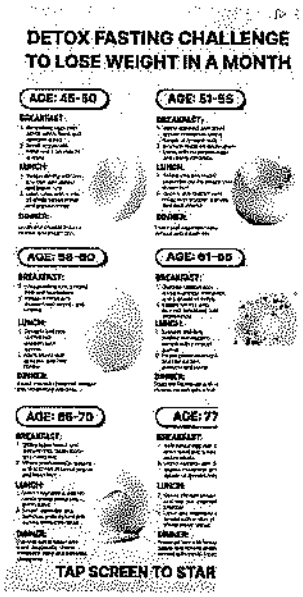
(https://zeta.creativecirclecdn.com/bradenton/original/20231014-195002-Ben%20Prestage.webp.jpg)
Posted Sunday, August 18, 2024 5:58 pm
Cottonmouth Southern Soul Food
1114 12th St W
Bradenton, FL 34205
View larger map (https://maps.google.com/?q=1114+12th+St+W%2C+Bradenton%2C+FL)
Event Date
Saturday, September 27
Event time
7 p.m. - 9 p.m.
Cost / donation
Cover $10
Website
https://www.facebook.com/events/1550523172638791 (https://www.facebook.com/events/1550523172638791)
Categories
Music

Prestage (https://benprestage.com/) cut his teeth performing in Florida fish camps, biker bars and tourist traps. After a stint as busker/street performer on historic Beale Street in Memphis, TN Ben emerged as one of world's top one-man-bands. After releasing a dozen albums, and touring across the US and more than a dozen countries, Ben Prestage continues to create music that "soars like a swamp hawk and wallows like an old bull gator."

Cover $10

About the venue:

Cottonmouth (https://www.facebook.com/cottonmouthSOUL) - Bradenton Florida's music venue serving soul
beautiful patio in the Village of the





you and give you an evening you will long remember with seating inside and outside and art from local artists on display, Cottonmouth is the place to hang and feed your soul.

(http://www.facebook.com/sharer.php?u=https://thebradentontimes.com/stories/ben-prestage-at-cottonmouth,161319) (X (formerly Twitter) (https://twitter.com/intent/tweet?url=https://thebradentontimes.com/stories/ben-prestage-at-cottonmouth,161319&text=Simple%20Share%20Buttons&hashtags=simpleshare) (https://bsky.app/intent/compose?text=Ben%20Prestage%20at%20Cottonmouth%209.27%20https%3A%2F%2Fthebradentontimes.com%2Fstories%2Fben-prestage-at-cottonmouth%2C161319) (http://www.linkedin.com/shareArticle?mini=true&url=https://thebradentontimes.com/stories/ben-prestage-at-cottonmouth,161319) (mailto:?Subject=Ben%20Prestage%20at%20Cottonmouth%209.27%20%7C%20The%20Bradenton%20Times&Body=Check%20out%20this%20link%20from%20The%20Bradenton%20Times:https://thebradentontimes.com/stories/ben-prestage-at-cottonmouth%2C161319)

Comments

No comments on this item

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The Bradenton Times... Dennis Maley

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by Dawn Kitterman
19 minutes ago

VIDEO: President Trump addresses U.N. General Assembly (full speech) (/stories/video-president-trump-addresses-un-general-assembly-full-speech,161852)

Yesterday at 12:58 PM

Commissioners Approve $3.57 Billion Budget (/stories/commissioners-approve-357-billion-budget,161670)

by Dawn Kitterman
2 days ago

Albert Castiglia at Cottonmouth

(https://zeta.creativecirclecdn.com/bradenton/original/20250907-144855-f38-Albert%20Castiglia.jpg)

Posted Sunday, September 7, 2025 2:51 pm

Miami-raised Albert Castiglia (https://www.facebook.com/albertcastiglia) served an apprenticeship while backing legendary blues musician Junior Wells. He later went on to work with singer Sandra Hall. Never content to allow himself to be confined to any particular category, he embarked on a solo career that's yielded many critically-acclaimed albums and consist kudos for his exceptional instrumental prowess, his searing vocals, and live performances that have dazzled audiences from coast to coast. It's little wonder that Miami's New Times lauded him as South Florida's "Best Blues Guitarist" or that USA Today was inspired to remark "It's a revelation to discover the thrilling retro-electric blues from this astonishing young guitarist."

M Music & Musicians once noted, "His back-to-basics approach follows in the footsteps of those who fostered the blues in the Mississippi Delta and the smoky late-night haunts of Chicago." After the highly successful and critically acclaimed release of Masterpiece on Gulf Coast Records, Castiglia was nominated for two Blues Music Awards in the categories of Blues Rock Album of the Year and Blues Rock Artist of the Year and won Blues Rock Album of the Year.

Cover donation based $20/25

About the venue:

Cottonmouth (https://www.facebook.com/cottonmouthSOUL) - Bradenton Florida's music venue serving southern soul cuisine and live music on our beautiful patio in the Village of the Arts. Dave Shiplett and crew will to serve you and give you an evening you will long remember with seating inside and outside and art from local artists on display. Cottonmouth is the place to hang and feed your soul.

(http://www.facebook.com/sharer.php?u=https://thebradentontimes.com/stories/albert-castiglia-at-cottonmouth,159011) X (formerly Twitter)
(https://twitter.com/intent/tweet?url=https://thebradentontimes.com/stories/albert-castiglia-at-cottonmouth,159011&text=Simple%20Share%20Buttons&hashtags=simplesharebuttons) (https://bsky.app/intent/compose?text=Albert%20Castiglia%20at%20Cottonmouth%20https%3A%2F%2Fthebradentontimes.com%2Fstories%2Falbert-castiglia-at-cottonmouth%2C159011)
(http://www.linkedin.com/shareArticle?mini=true&url=https://thebradentontimes.com/stories/albert-castiglia-at-cottonmouth,159011) (mailto:?Subject=Albert%20Castiglia%20at%20Cottonmouth%20%7C%20The%20Bradenton%20Times&Body=Check%20out%20this%20link%20from%20The%20Bradenton%20Times?castiglia-at-cottonmouth%2C159011)

Comments

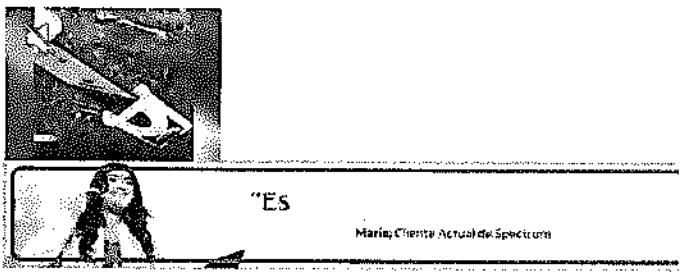
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CVS Hides This $1 Generic Viagra - Here's The Aisle It's Really In

Scientists Warn: This Common Habit May Harm Your Brain

The Most Powerful CBD Gummies for Joint Pain Relief (Finally Legal)



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Burke Brothers Trio at Cottonmouth



(https://zeta.creativecirclecdn.com/bradenton/original/20250823-190450-4ac-Burke%20Brothers%20Trio.jpg)

Posted Saturday, August 23, 2025 7:07 pm

The Burke Brothers Trio features members of the renowned local band Have Gun, Will Travel (https://en.wikipedia.org/wiki/Have_Gun,_Will_Travel_(band)): lead vocalist Matt Burke, bassist Danny Burke and guitarist Scott Anderson.

The American alt-rock and folk-rock group, formed in Bradenton in 2006, has been performing ever since.

Inspired by the TV show of the same name, the band has found success with songs featured on the hit series The Good Wife, PBS' Roadtrip Nation and a Chevy commercial.

The Burke Brothers Trio will perform at 7 p.m.

No cover.

About the venue:

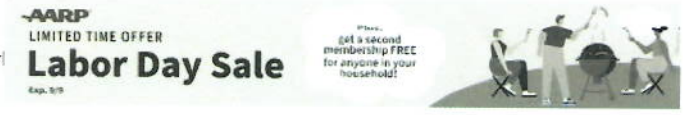
Cottonmouth (https://www.facebook.com/cottonmouthSOUL) - Bradenton Florida's music venue serving southern soul cuisine and live music on our beautiful patio in the Village of the Arts. Dave Shiplett and crew will to serve you and give you an evening you will long remember with seating inside and outside and art from local artists on display. Cottonmouth is the place to hang and feed your soul.

Comments

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7 hours ago

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MAILCHIMP
Live Music Schedule: Bri Rivera; ...

1 Comment Share

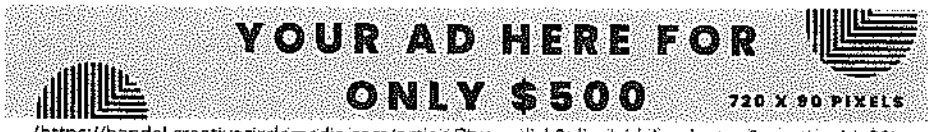
TheBradentonTimes.com
on Wednesday



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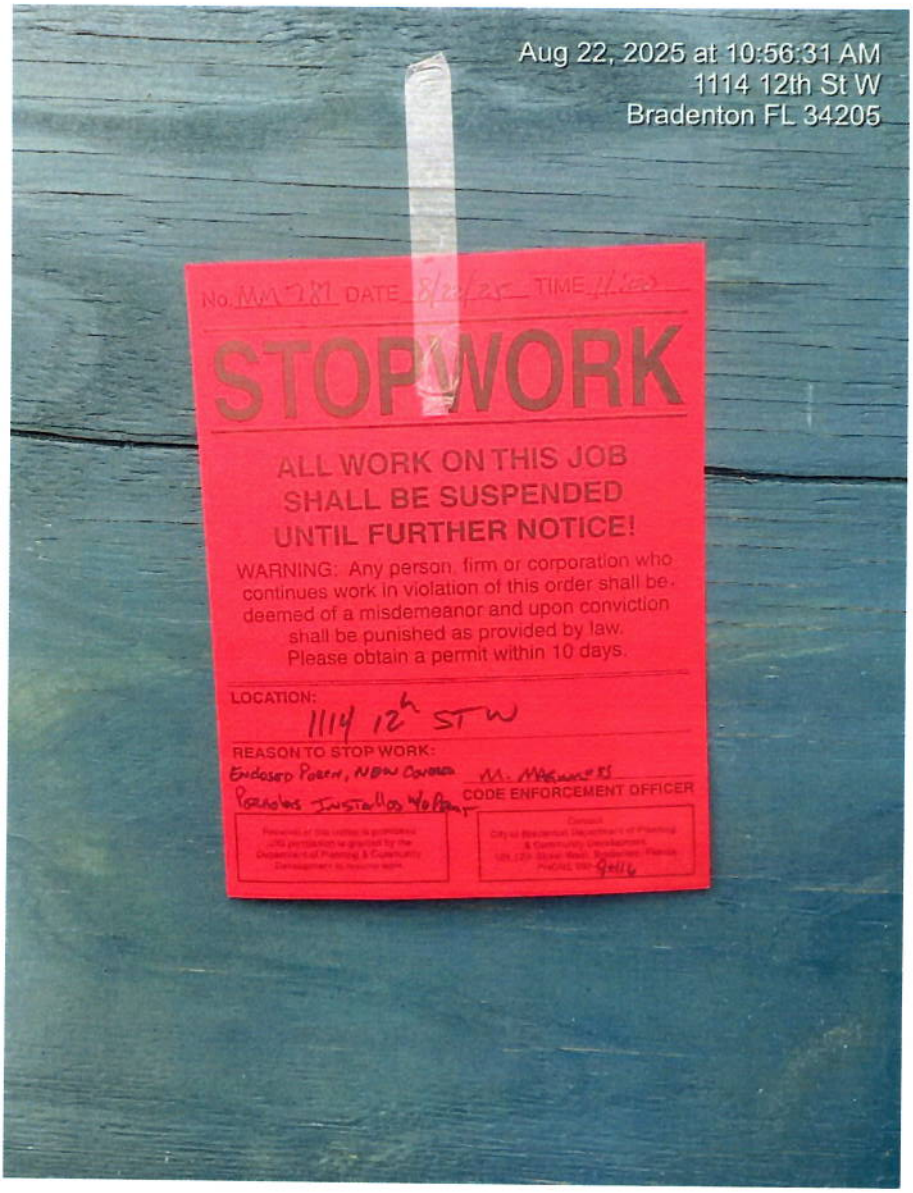
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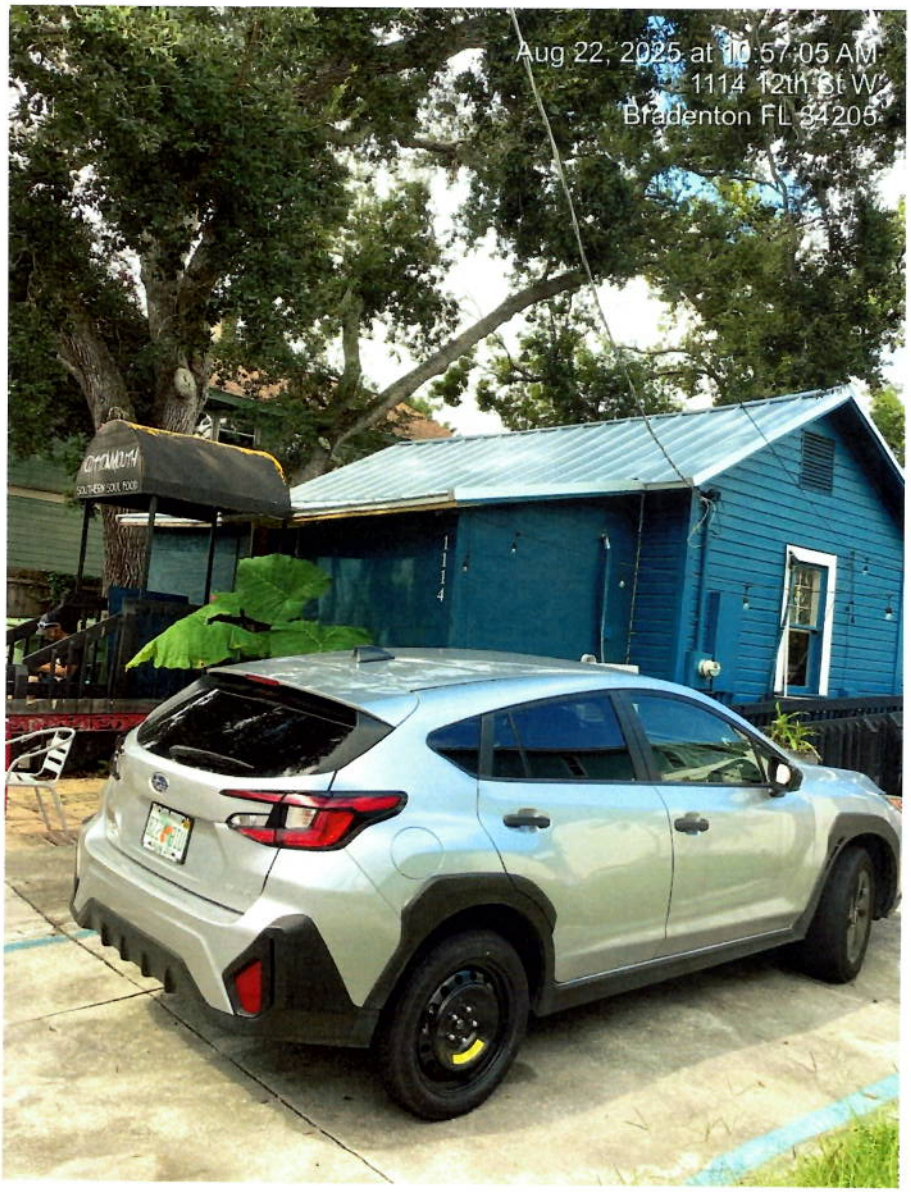
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15:18
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Support Local....especially during "slow season"
Village of the Arts
1d ·
FOR IMMEDIATE RELEASE
Flamingo Bay Brewery and Cottonmouth Soul Kitchen Team Up for "Cooloberation" Music Series
Bradenton, FL - As the weather cools down, the music heats up! Flamingo Bay Brewery and Cottonmouth Soul Kitchen are excited to announce their collaboration on the "Cooloberation" music series, bringing live music to the forefront of the local scene.
About the Series
The "Cooloberation" music series will feature a diverse lineup of local and regional musicians, showcasing a range of genres and styles. From soulful blues to funky rock, the series promises to entertain and delight audiences of all ages.
Venue and Dates
The series will take place at Flamingo Bay Brewery, a popular destination for craft beer enthusiasts and music lovers alike. Specific dates and performers will be announced soon, so be sure to follow Flamingo Bay


15:19
5G+
Messenger
mobile.facebook.com
Done
The series will take place at Flamingo Bay Brewery, a popular destination for craft beer enthusiasts and music lovers alike. Specific dates and performers will be announced soon, so be sure to follow Flamingo Bay Brewery and Cottonmouth Soul Kitchen on social media for updates.
[Inside show]
Partnership
The partnership between Flamingo Bay Brewery and Cottonmouth Soul Kitchen brings together two passionate organizations dedicated to fostering community and promoting local talent. By combining their expertise and resources, they're creating a unique and unforgettable experience for music fans in the area.
Stay Tuned
For more information about the "Cooloberation" music series, including dates, performers, and ticket information, follow Flamingo Bay Brewery and Cottonmouth Soul Kitchen on social media
Let's celebrate the cool weather with great music and good company!
Birdrock taco shack will be back at these shows - at Flamingo Bay Brewing Co.


Aug 22, 2025 at 10:56:31 AM
1114 12th St W
Bradenton FL 34205
No. MM7181 DATE 8/22/25 TIME 11:30
STOP WORK
ALL WORK ON THIS JOB
SHALL BE SUSPENDED
UNTIL FURTHER NOTICE!
WARNING: Any person, firm or corporation who continues work in violation of this order shall be deemed of a misdemeanor and upon conviction shall be punished as provided by law.
Please obtain a permit within 10 days.
LOCATION:
1114 12th ST W
REASON TO STOP WORK:
Enclosed Porch, NOW Covered
Porches Installed W/O Permit
CODE ENFORCEMENT OFFICER


Aug 22, 2025 at 10:57:00 AM
1114 12th St W
Bradenton FL 34205
PARKING BY
DISABLED
PERMIT
ONLY
FINE
$250 MAX


Aug 22, 2025 at 10:57:05 AM
1114 12th St W
Bradenton FL 34205


Aug 22, 2025 at 10:57:30 AM
1114 12th St W
Bradenton, FL 34205

CITY OF BRADENTON
Department of Planning and Community Development
Code Enforcement
101 Old Main Street
Bradenton, Florida 34205-7865
(941) 932-9400
www.cityofbradenton.com

September 3, 2025

CECILIA M. HERNANDEZ
4032 5TH AVE NW
BRADENTON, FL 34209-2007

Certified Mail: 9214 8901 9403 8330 7069 57

Dear Property Owner:

RE: Property located at 1114 12TH St W, BRADENTON, FL 34205
Id No: 4367700004
Complaint Ref No: CE-25-08-VIO-2200

Our office conducted an inspection of the referenced property on Aug 22, 2025. At that time the property contained conditions which constitute violations of the City Code of Ordinances. The violation(s) and requirements are as follows:

- There were several covered pergolas installed without a permit.

Section 18-31 of the City's Code of Ordinances states that there is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, repair, equipment, use and occupancy, location, removal, maintenance and demolition of buildings or structures, including permits and penalties, the most current version of a certain building code hereinafter referred to as the Florida Building Code, including appendices A through J a current copy of which shall remain on file in the city planning and community development department for public use, inspection and examination, and the same is hereby adopted and incorporated as fully as set out at length herein.

Please correct the violation(s) within ten (10) days of receipt of this notice. If compliance is not achieved our department will refer to this matter to the Special Magistrate for final dispensation. The Special Magistrate has the power to levy fines up to $250.00 per day. If you have any questions, please visit our web site www.cityofbradenton.com.

Sincerely,

Michael Maginness
Code Enforcement Officer
941-932-9416

Gene Brown Mayor | Jayne Kocher Ward 1 | Marianne Barnebey Ward 2 | Kemp Schuessler Ward 3 | Lisa Gonzalez Moore Ward 4 | Pam Conchuran Ward 5

City of Bradenton Fire Department

Administrative Office: 1010 9th Avenue West Bradenton, FL 34205

Phone: 941-932-9600 www.BradentonFireDepartment.org **Fax:** 941-932-9640

Warning of Code Deficiency & Required Corrective Action

Complaint Inspection Result

Inspection Status	Inspected by	Completed at
Completed with fail	CHRIS MELSER	09/23/2025 14:30:00

Address	Suite	City	State	Zip
1114 12TH ST W	--	BRADENTON	FL	34205

Business Name	Inspection Contact Name
Cottonmouth Southern Soul Kitchen	Dave Shiplett

Type of Complaint:

ITEM: Describe Complaint

RESULT: Received a complaint via the department's general email account. Complaint advised possible fireworks being shot at cars, noise, and other legal matters. Items not relating to fire code were forwarded to CRA, Planning/zoning, Code Enforcement, and Building Dept. I was contacted by Mike in CE, who wanted to meet today to look at the property. Received a response back from the Planning Director, who advised that the property was under review for operating as an outdoor amusement venue, and the owner was appealing that decision. They are also under review for building shelters in the back area without permits. I responded to the site with code enforcement to review issues with fire code and occupant loading. Below are the issues found. We did not inspect inside the structure; all items noted were on the exterior of the property in the fenced seating area and around the side access of the structure. The business owner was not on site, and no one answered the door to allow access into the structure. All information was given to the property owner who arrived on site shortly after we arrived on site. The property owner began ordering repairs to open a second exit from the rear area, and requested an electrician to the site. After inspection of the area, the following decision was made.

1. They are to cease using the rear seating area until all items are addressed in the list and the outdoor seating area meets code.
2. Have a design professional provide plans for structures, a Life Safety Plan, and a change of use for review and approval.
3. Property can be used as approved, Mercantile, with an occupant load of less than 50.

If the property violates conditions, the property will be closed, and the electrical meter will be removed until the property comes into compliance. Further issues may arise during review or as the case

progresses. Items listed are what was found today and what was put into place to provide safety of occupants until items can be resolved. If further issues arise, conditions/requirements may be added.

INSPECTION NOTES:

Re-Inspection scheduled to be conducted on or after 10/22/2025 at 13:30

⚠ **Failure to repair Code Deficiency within 45 days after inspection date can result in fines pursuant to Chapter 42 of the City Code of Ordinances.**

Any person who shall violate one of the provisions of this Code or National Fire Prevention Code, as adopted by the city; or who shall fail to comply with such an order as affirmed or modified by the AHJ, shall severally for each and every violation and non-compliance, respectively be punished by a fine of $250.00 a day with each day of the violation constituting a separate offence. A notice of appeal, with the non-refundable appeal fee $2,500, shall be submitted to the City of Bradenton Fire Department in 30 calendar days of receipt of Warning of Code Deficiency Report.

Inspection Signatures

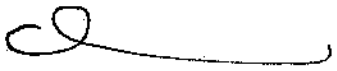
Occupancy Contact Signature

Unable to sign:

Not on site

Dave Shiplett
941-448-8757
somacreek@gmail.com

Inspector Signature



CHRIS MELSER
--
Fire Marshal
--
Chris.Melser@bradentonFL.gov

From: Christopher Melser
To: Michael Maginness; Volker Reiss; Greg DeLong; Robin D. Singer; Matthew Rush; Aaron Pilant
Cc: Brian M. Canaday
Subject: Cottonmouth Cafe
Date: Tuesday, September 23, 2025 3:55:07 PM

Good afternoon,

I paid a visit to this property today along with Mike. The establishment is NOT operating as they were approved when they opened. The property was cleared for use as a Mercantile Occupancy (a restaurant under 50 occupant load). Today, between the front seating, interior, and the back area, they are well over that number. The back area appears to have seating for over 50 people alone, not including standing room. Along with a lot of extension cords and non-weather-resistant strip breakers. The structures in the back area appear to be very new and were covered with a foam-type sound insulation, as well as the awning of the wood-frame outbuilding. The area had insufficient exits from the rear seating area and no occupant load count for the area. The other gate was found hidden behind moving blankets and tables; however, this exit still does not appear to meet distance and spacing requirements.

With that said, the property is no longer operating as approved. I have stopped use of the back area and have limited its occupancy to the approved amount of less than 50. They cannot operate the back area until the following:

1. They pull permits for the structures built.
2. They provide a change of use from mercantile to assembly.
3. They provide a Life Safety Plan for review and approval for proper exit capacity and occupant load for the outdoor seating.
4. Repair exit ramp.
5. Remove all extension cords and provide proper electrical.
6. Approval of change of use by the city departments.

If they are found using the back area and having an occupant count higher than the approved 50 or fewer, I will close the business altogether. This will involve removing the meter from the building. I did not get to talk with David as he left as we arrived, but we did talk to the owner of the property. She stated she will pass these requirements on.

At this point, I also feel we need to perform a sweep of all occupancies in the VOTA; we need to ensure "businesses" are operating in their approved means and complying with the intent of VOTA. I don't feel that places turning into large crowds/bands, and alcohol venues were the intent.

Any questions, please feel free to reach out.

Chris Melser
Fire Marshal/Investigator, CFEI
Phone: 941-932-9627 Cell: 941-290-9327

Christopher.Melser@BradentonFL.gov

City of Bradenton Fire Department
1010 9th Avenue West
Bradenton, FL 34205
www.BradentonFireDepartment.org

We welcome and encourage your feedback on our service via our customer service survey.

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The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.


Sep 23, 2025 at 1:35:10 PM
1114 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 1:35:20 PM
1114 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 1:35:43 PM
1110 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 1:37:15 PM
1114 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 1:37:20 PM
1114 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 1:37:24 PM
1114 12th St W
Bradenton FL 34205
United States


Sep 23, 2025 at 2:20:07 PM
1114 12th St W
Bradenton FL 34205
United States

From: Christopher Melser
To: Michael Maginness; Volker Reiss; Greg DeLong; Robin D. Singer; Matthew Rush; Aaron Pilant
Cc: Brian M. Canaday
Subject: Cottonmouth Cafe
Date: Tuesday, September 23, 2025 3:55:07 PM

Good afternoon,

I paid a visit to this property today along with Mike. The establishment is NOT operating as they were approved when they opened. The property was cleared for use as a Mercantile Occupancy (a restaurant under 50 occupant load). Today, between the front seating, interior, and the back area, they are well over that number. The back area appears to have seating for over 50 people alone, not including standing room. Along with a lot of extension cords and non-weather-resistant strip breakers. The structures in the back area appear to be very new and were covered with a foam-type sound insulation, as well as the awning of the wood-frame outbuilding. The area had insufficient exits from the rear seating area and no occupant load count for the area. The other gate was found hidden behind moving blankets and tables; however, this exit still does not appear to meet distance and spacing requirements.

With that said, the property is no longer operating as approved. I have stopped use of the back area and have limited its occupancy to the approved amount of less than 50. They cannot operate the back area until the following:

1. They pull permits for the structures built.
2. They provide a change of use from mercantile to assembly.
3. They provide a Life Safety Plan for review and approval for proper exit capacity and occupant load for the outdoor seating.
4. Repair exit ramp.
5. Remove all extension cords and provide proper electrical.
6. Approval of change of use by the city departments.

If they are found using the back area and having an occupant count higher than the approved 50 or fewer, I will close the business altogether. This will involve removing the meter from the building. I did not get to talk with David as he left as we arrived, but we did talk to the owner of the property. She stated she will pass these requirements on.

At this point, I also feel we need to perform a sweep of all occupancies in the VOTA; we need to ensure “businesses” are operating in their approved means and complying with the intent of VOTA. I don’t feel that places turning into large crowds/bands, and alcohol venues were the intent.

Any questions, please feel free to reach out.

Chris Melser
Fire Marshal/Investigator, CFEI
Phone: 941-932-9627 Cell: 941-290-9327

Christopher.Melser@BradentonFL.gov

City of Bradenton Fire Department
1010 9th Avenue West
Bradenton, FL 34205
www.BradentonFireDepartment.org

We welcome and encourage your feedback on our service via our customer service survey.

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COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Additi
07/25/2025 20	2025064664		1114 12TH ST W	76 NOISE COMPLA	
07/19/2025 19	2025062884		1114 12TH ST W	76 NOISE COMPLA	
07/20/2025 17	2025063174		1114 12TH ST W	76 NOISE COMPLA	
08/01/2025 18	2025066519	2025005563	1114 12TH ST W	76 NOISE COMPLA	
08/01/2025 20	2025066543	2025005567	1114 12TH ST W	76 NOISE COMPLA	
08/03/2025 17	2025066997	2025005611	1114 12TH ST W	76 NOISE COMPLA	
08/08/2025 19	2025068441		1114 12TH ST W	76 NOISE COMPLA	
08/15/2025 20	2025070567		1114 12TH ST W	76 NOISE COMPLA	
08/15/2025 19	2025070560		1114 12TH ST W	76 NOISE COMPLA	
08/16/2025 19	2025070800		1114 12TH ST W	76 NOISE COMPLA	
08/22/2025 19	2025072894		1114 12TH ST W	76 NOISE COMPLA	
08/22/2025 20	2025072901		1114 12TH ST W	76 NOISE COMPLA	
09/26/2025 18	2025082788	2025007074	1114 12TH ST W	76 NOISE COMPLA	
09/26/2025 20	2025082818		1114 12TH ST W	76 NOISE COMPLA	
09/27/2025 19	2025083100	2025007102	1114 12TH ST W	15 SPECIAL DETA	
08/30/2025 19	2025074947		1114 12TH ST W	76 NOISE COMPLA	
09/12/2025 19	2025078786		1114 12TH ST W	76 NOISE COMPLA	
09/13/2025 19	2025079170	2025006732	1114 12TH ST W	76 NOISE COMPLA	
09/05/2025 19	2025076859		1114 12TH ST W	76 NOISE COMPLA	
09/06/2025 19	2025077096		1114 12TH ST W	76 NOISE COMPLA	
09/19/2025 19	2025080884		1114 12TH ST W	76 NOISE COMPLA	
09/20/2025 20	2025081075		1114 12TH ST W	76 NOISE COMPLA	
09/21/2025 19	2025081281		1114 12TH ST W	76 NOISE COMPLA	
09/30/2025 18	2025084017	2025007180	1114 12TH ST W	39 NEIGHBOR TRO	

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-004934*
Date / Time Reported	*07/05/2025 19:08 Sat*
Last Known Secure	*07/05/2025 19:07 Sat*
At Found	*07/05/2025 19:08 Sat*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Restaurant*	32

	Crime Incident(s)		Weapon / Tools			Activity
#1	*Information 2898*	(Com)	Entry	Exit	Security	
#2	Crime Incident	( )	Weapon / Tools			Activity
			Entry	Exit	Security	
#3	Crime Incident	( )	Weapon / Tools			Activity
			Entry	Exit	Security	

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*WHALEY, PRESTON AGEE*		*12/12/1960 Age 64*	*W*	*M*		*Resident*	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		*941-747-9397*

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Ottman, Samuel (PAT, PAT) (1036)*

Invest ID# *Ottman, Samuel (PAT, PAT) (1036)* | Supervisor *Perez, Andres R (PAT, PAT) (134)*

Status | Complainant Signature | Case Status *Inactive* *07/07/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-004934*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

BIVENS, C. (1098), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-004934*
Victim	Offense *INFORMATION*	Date / Time Reported *Sat 07/05/2025 19:08*

INFORMATION

CLOSED INFORMATION ONLY

REPORTING PARTY- PRESTON WHALEY

On July 5, 2025, I responded to 1114 12th St (Cotton Mouth Soul Food) in reference to a noise complaint. Upon my arrival, I made contact with the reporting party Preston Whaley who is a next door neighbor to the establishment. Whaley advised that the music is very loud and he is able to hear the music inside his residence. Whaley mentioned that he is aware of the ordinance and that he has his own sound meter. I made Whaley aware that I did not have any calibrated sound meters at this time. Sgt. Perez responded to the scene per Whaley`s request and informed him of the same information. Prior to the end of the investigation, the music stopped and was shut down for the rest of the night. This report was completed for informational purposes only.

My Body Worn Camera was activated during this investigation.

INCIDENT/INVESTIGATION REPORT

Agency Name: *Bradenton Police Department*			Case#: *2025-005563*
ORI: *FL0410200*			Date / Time Reported: *08/01/2025 18:56 Fri*
			Last Known Secure: *08/01/2025 18:55 Fri*
Location of Incident: *1114 12TH ST W, Bradenton FL 34205*	Gang Relat: NO	Premise Type: *Residence/home*	Zone/: 32
			At Found: *08/01/2025 18:56 Fri*

INCIDENT DATA

#1	Crime Incident(s): *Bco-noise 2702* (Com)	Weapon / Tools		Activity
		Entry	Exit	Security
#2	Crime Incident ( )	Weapon / Tools		Activity
		Entry	Exit	Security
#3	Crime Incident ( )	Weapon / Tools		Activity
		Entry	Exit	Security

MO

VICTIM

# of Victims: *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID#: *Decker, Kaylee (PAT, PAT) (0000001096)*

Invest ID#: *(0)* | Supervisor: *Perez, Andres R (PAT, PAT) (134)*

Status: Complainant Signature | Case Status: *Inactive* *08/04/2025* | Case Disposition:

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005563*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

MATA, R. (2007), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-005563*
Victim	Offense *BCO-NOISE*	Date / Time Reported *Fri 08/01/2025 18:56*

Bradenton City Ordince Violation

Preliminary Information:

Reporting Party - Preston Whaley
Offender/Owner - Cottonmouth/ David Shiplett

Investigations/Officer Actions:

On 08/01/2025, I was dispatched to a noise complaint at 1114 12th St W. I met with the caller, who advised that the listed address was having an event and the music was too loud. Sergeant Perez responded to the location and measured the DPA with an agency-issued decimal meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decibel reader measured at 81 DPA from the fence line. The owner Mr. Shiplett advised he would lower the music and while on scene we returned because the music had not been lowered. The owner of the Cottonmouth was issued a written warning at this time.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005563*

1

Name (Last, First, Middle)	Also Known As	Home Address
SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-005567*
Date / Time Reported	*08/01/2025 20:29 Fri*
Last Known Secure	*08/01/2025 20:28 Fri*
At Found	*08/01/2025 20:29 Fri*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Residence/home*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Bco-noise 2702*						
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Decker, Kaylee (PAT, PAT) (0000001096)*

Invest ID# *(0)* | Supervisor *Perez, Andres R (PAT, PAT) (134)*

Status | Complainant Signature | Case Status *Inactive* *08/04/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005567*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-005567*
Victim	Offense *BCO-NOISE*	Date / Time Reported *Fri 08/01/2025 20:29*

Bradenton City Ordince Violation

Preliminary Information:

Reporting Party - Preston Whaley
Offender/Owner - David Shiplett

Investigations/Officer Actions:

On 08/01/2025 at 21:00, I was dispatched back to the listed address due to the music still being too loud after officers left. Sergeant Perez responded to the location and measured the DPA with an agency-issued decibel meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decimal reader measured at 77 DPA from the fence line. The owner of the Cottonmouth was issued a citation at this time (citation number 4959). The citation will be submitted to the records department.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005567*

1

Name (Last, First, Middle)	Also Known As	Home Address
SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	Bradenton Police Department
ORI	FL0410200
Case#	2025-005611
Date / Time Reported	08/03/2025 17:37 Sun
Last Known Secure	08/03/2025 17:36 Sun
At Found	08/03/2025 17:37 Sun

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	Restaurant	32

#1	Crime Incident(s) (Com) Bco-noise 2702	Weapon / Tools			Activity
		Entry	Exit	Security	
#2	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	
#3	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	

MO

VICTIM

of Victims 0 | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	WHALEY, PRESTON AGEE		12/12/1960 Age 64	W	M		Resident	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		941-747-9397

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# Ortiz, Emmanuel (PAT, PAT) (1088)

Invest ID# (0) | Supervisor Perez, Andres R (PAT, PAT) (134)

Status | Complainant Signature | Case Status Inactive 08/04/2025 | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-005611*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

GIDDENS, C. (2046), GIDDENS, C. (2046), PEREZ, A.R. (134)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA 2025-005611
Victim	Offense *BCO-NOISE*	Date / Time Reported *Sun 08/03/2025 17:37*

OPEN CASE: WARNING ISSUED
==========

BCO - NOISE COMPLAINT
==========

Preston Whaley (Reporting Party)
David Shiplett (Offender)

OFFICER`S INVESTIGATIONS/ ACTIONS:
==========

On 08/03/2025, I was dispatched 1114 12th St W (Cottonmouth Southern Soul Food) due noise complaint. Sgt. Perez responded to the location and measured the DPA with an agency-issued decibel meter (Quest Technologies Decibel Meter - SN #BHG080007) that was calibrated before use. I spoke the caller Mr. Preston Whaley who informed me that the music from the establishment was too loud and they have attempted several times to resolve the issue but with no results.

Sgt. Perez measured the sound from the establishment for over two minutes from the fence line which reached to 82 Db. Mr. David Shiplett was issued a Notice of Violation and was informed that he was given the opportunity to correct or resolve the issue which he understood. I ran both subjects through FCIC/NCIC which came back clear for wants and warrants. The warning was completed and attached to a routing form, forwarded to BPD Records.

My Body Worn Camera (BWC) was activated during this incident. The above may differ from the actual audio and video, but a good faith effort was made to describe the events as they actually occurred or were described. My BWC may have been muted when not dealing with any citizens or in a public common area.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-005611*

1

Name (Last, First, Middle)	Also Known As	Home Address
WHALEY, PRESTON AGEE		*1122 12TH ST W* *BRADENTON, FL 34205* *941-747-9397*
Business Address		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
12/12/1960	*64*	*W*	*M*	*N*	*504*	*120*	*GRY*	*GRN*	*FAR*	*W400661604520 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Amputee, None
Appear, Neat
Behavior, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-006732*
Date / Time Reported	*09/13/2025 19:54 Sat*
Last Known Secure	*09/13/2025 19:53 Sat*
At Found	*09/13/2025 19:54 Sat*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Other*	32

#1	Crime Incident(s) *Bco-noise 2702*	(Com)	Weapon / Tools		Activity
			Entry	Exit	Security
#2	Crime Incident	( )	Weapon / Tools		Activity
			Entry	Exit	Security
#3	Crime Incident	( )	Weapon / Tools		Activity
			Entry	Exit	Security

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Bivens, Charles (PAT, PAT) (1098)*

Invest ID# *Bivens, Charles (PAT, PAT) (1098)* | Supervisor *Williams, Kevin (PAT, PAT) (1082)*

Status | Complainant Signature | Case Status *Inactive* *09/15/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-006732*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

MATA, R. (2007), WILLIAMS, K. (1082)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department

Victim	Offense	OCA / Date / Time Reported
	BCO-NOISE	OCA: *2025-006732* Date / Time Reported: *Sat 09/13/2025 19:54*

Bradenton City Ordince Violation

Offender/Owner - David Shiplett

Disposition: Closed citation issued

Investigations/Officer Actions:

On 09/13/2025 at 2003, I was dispatched back to the listed address due to the music being too loud. Sergeant Williams responded to the location and I measured the DPA with an agency-issued decibel meter (Make SoundPro serial number BHG080007) that was calibrated before use. The decimal reader measured at 78.3 DPA from the fence line. The owner of the Cottonmouth was issued a citation at this time (citation number 4960). The citation will be submitted to the records department.

BWC was activated.

Incident Report Suspect List

Bradenton Police Department

OCA: *2025-006732*

1	Name (Last, First, Middle)	Also Known As	Home Address
	SHIPLETT, DAVID MICHAEL		*1221 12TH ST W* *BRADENTON, FL 34205* *941-448-8757*
	Business Address *SELF-EMPLOYED, RESTAURANT OWNE*		

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
06/30/1959	*66*	*W*	*M*	*N*	*600*	*155*	*GRY*	*BRO*	*LGT*	*S143173592300 FL*

Scars, Marks, Tattoos, or other distinguishing features

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Specialty, unk
Speech, Average
Misc, n\a
Wore, none
Behavior, Calm
Appear, Neat
Build, Light
Complexion, Light
Dext, R-Hand
Foul, No
Missing Previous, no
Recovery Info, n\a
Scars, none
Facial, Goatee
Unusual, none
Glasses, None
Hair Length, Short
Hair Style, Wavy
Amputee, None
Tat Type, n\a
Tattoos, none
Teeth, Average
Eye, Normal

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-007074*
Date / Time Reported	*09/26/2025 19:47 Fri*
Last Known Secure	*09/26/2025 19:47 Fri*
At Found	*09/26/2025 19:47 Fri*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Restaurant*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity	Entry	Exit	Security
#1	*Information 2898*						
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*WHALEY, PRESTON AGEE*		*12/12/1960 Age 64*	*W*	*M*		*Resident*	

Home Address	Email	Home Phone
1122 12TH ST W BRADENTON, FL 34205		*941-747-9397*

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Giddens, Christopher (PAT, COP) (2046)*

Invest ID# *Giddens, Christopher (PAT, COP) (2046)* | Supervisor *Merrill, Perry G (PAT, PAT) (401)*

Status | Complainant Signature | Case Status *Inactive* *09/29/2025* | Case Disposition:

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007074*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

GERMAIN, W. (1070), WILLIAMS, K. (1082)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007074*
Victim	Offense *INFORMATION*	Date / Time Reported *Fri 09/26/2025 19:47*

Case Closed: Information

==========

Reporting Party- Preston Agee Whaley

==========

Officer Actions

==========

On 09/26/2025, I was dispatched to 1114 12th St W in reference to a noise complaint, which is an ongoing issue at this address. Upon arrival, I made contact with one of the staff members who advised me they were under the noise ordinance.

At the time, I did not have a way to test it, I called Sgt. Willams who, upon arrival, the music was turned down, therefore I was unable to use the sound calibrator.

It should be noted that I was called back out one more time regarding the same issue, see event number 2025082818. Upon my arrival the music was off due to them being done for the night.

My Body Worn Camera (BWC) was activated during this incident. The above may differ from the actual audio and video, but a good faith effort was made to describe the events as they actually occurred or were described. My BWC may have been muted when not dealing with any citizens or in a public common area. I took no further actions at the time.

INCIDENT/INVESTIGATION REPORT

Agency Name	*Bradenton Police Department*
ORI	*FL0410200*
Case#	*2025-007102*
Date / Time Reported	*09/27/2025 19:35 Sat*
Last Known Secure	*09/27/2025 19:34 Sat*
At Found	*09/27/2025 19:35 Sat*

INCIDENT DATA

Location of Incident	Gang Relat	Premise Type	Zone/
1114 12TH ST W, Bradenton FL 34205	NO	*Restaurant*	32

	Crime Incident(s)	(Com)	Weapon / Tools	Activity
#1	*Information 2898*		Entry / Exit / Security	
#2	Crime Incident	( )	Weapon / Tools / Activity; Entry / Exit / Security	
#3	Crime Incident	( )	Weapon / Tools / Activity; Entry / Exit / Security	

MO

VICTIM

of Victims *0* | Type: | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: BUSINESS | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	*COTTONMOUTH*						*N/A*	

Home Address	Email	Home Phone
1114 12TH ST W BRADENTON, FL 34205		*941-243-3735*

Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number

Officer/ID# *Bivens, Charles (PAT, PAT) (1098)*

Invest ID# *Bivens, Charles (PAT, PAT) (1098)* | Supervisor *Williams, Kevin (PAT, PAT) (1082)*

Status | Complainant Signature | Case Status *Inactive* *09/29/2025* | Case Disposition: | Page 1

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007102*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

TIBBETTS, G. (2050), TIBBETTS, G. (2050)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007102*
Victim	Offense *INFORMATION*	Date / Time Reported *Sat 09/27/2025 19:35*

Information

Cottonmouth (Business)

Disposition: Closed

Officer actions:

On the listed date and time, Ofc. Tibbetts and I conducted a special detail in reference to constant noise complaints occurring at this business. The special detail was conducted from 7:35 pm to 9:20 pm. A total of 4 sound measurements were taken none resulting in a violation. The sound measurements in order were 66.0, 66.4, 63.6, and 68.8. The sound measurements were measured using an agency issued sound meter, the Soundpro DL-2-1/1 SLM with serial number BHG080005. BWC was active during this incident.

INCIDENT/INVESTIGATION REPORT

INCIDENT DATA

Agency Name	Case#
Bradenton Police Department	*2025-007180*
ORI: *FL0410200*	Date / Time Reported: *09/30/2025 18:23 Tue*
	Last Known Secure: *09/30/2025 18:22 Tue*
Location of Incident: *1114 12TH ST W, Bradenton FL 34205*	Gang Relat: NO; Premise Type: ; Zone/: 32; At Found: *09/30/2025 18:23 Tue*

	Crime Incident(s)		Weapon / Tools	Activity	Entry	Exit	Security
#1	*Information 2898*	(Com)					
#2	Crime Incident	( )					
#3	Crime Incident	( )					

MO

VICTIM

# of Victims: *0* Type: Injury: Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1								

Home Address	Email	Home Phone

Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	*SHIPLETT, DAVID MICHAEL*		*06/30/1959* Age *66*	*W*	*M*		*Resident*	

Home Address	Email	Home Phone
1221 12TH ST W BRADENTON, FL 34205		*941-448-8757*

Employer Name/Address	Business Phone	Mobile Phone
Self-employed (RESTAURANT OWNE)		

Type: INDIVIDUAL Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
RP	*HERNANDEZ, CECILIA MARIE*		*01/20/1977* Age *48*	*W*	*F*		*Resident*	

Home Address	Email	Home Phone
3618 1ST AVE W BRADENTON, FL 34205		*505-396-1527*

Employer Name/Address	Business Phone	Mobile Phone
Cottonmouth Restuarant (PROPERTY OWNER)		*832-712-9990*

PROPERTY

1 = None 2 = Burned 3 = Counterfeit / Forged 4 = Damaged / Vandalized 5 = Recovered 6 = Seized 7 = Stolen 8 = Unknown ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
	77	*5*	*$0.00*		*3*	*DOCUMENTS*		

Officer/ID#: *Lopez, Alexandra (PAT, PAT) (2041)*

Invest ID#: *(0)* Supervisor: *Heagney-sciamatore, Brett (PAT, PAT)*

Status: Complainant Signature | Case Status: *Inactive* *10/01/2025* | Case Disposition: | Page 1

Incident Report Additional Name List

Bradenton Police Department

OCA: *2025-007180*

Additional Name List

	Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1)	*IO 2*	*WHALEY, PRESTON AGEE*		*12/12/1960*	*64*	*W*	*M*
	Address	*1122 12TH ST W , BRADENTON, FL 34205-*		**H:** *941-747-9397*			
	Empl/Addr			**B:** - -			
				Mobile #: - -			

INCIDENT/INVESTIGATION REPORT

Bradenton Police Department

Case # *2025-007180*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

JAMES, J. (2017), GORDON, T. (2002), WELDON, W.E. (829)

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Bradenton Police Department		OCA *2025-007180*
Victim	Offense *INFORMATION*	Date / Time Reported *Tue 09/30/2025 18:23*

Information

This case can be closed.

Preliminary Information:

Cecilia Hernandez - Reporting Party
David Shiplett - Involved Other
Preston Whaley - Involved Other

Officer Actions/Investigation:

On the 09/30/2025 I responded with Lt. Weldon to 1114 12th St W. (Cottonmouth Southern Soul Kitchen) in regards to neighbor issues.

Upon arrival, I spoke to property owner, Ms. Cecilia Hernandez and Mr. David Shiplett about on-going issues with their neighbor, Mr. Preston Whaley.

Ms. Hernandez advised that Mr. Whaley has been on the public sidewalk recording the business and customers. Myself and Lt. Weldon advised that as long as Mr. Whaley is on the public side walk and not on the private property, he is able to record and he is not breaking a law.

Ms. Hernandez provided me 3 documents that has 09/27/2025 logged with Mr. Whaley`s recording activity. These documents have been submitted into Bradenton`s property and evidence. Ms. Hernandez advised she would be emailing me video footage of Mr. Whaley recording customers and the business. Once I receive the email of the footage, I will upload it to Evidence.com.

It should be noted that Ms. Hernandez and Mr. Shiplett are frustrated about the ongoing issues with Mr. Whaley. Ms. Hernandez stated numerous times that the police involvement with the business has affected her business and she is losing customers.

Mr. Whaley was not present on scene.

I provided Ms. Hernandez with an agency case number.

My BWC was active.

Incident Report Related Property List

Bradenton Police Department

OCA: *2025-007180*

1	Property Description	Make	Model	Caliber
	DOCUMENTS			

Color	Serial No.	Value	Qty	Unit	Jurisdiction
		$0.00	***3.000***		***Locally***

Status	Date	NIC #	State #	Local #	OAN
Recovered	***09/30/2025***				

Name (Last, First, Middle)	DOB	Age	Race	Sex
Hernandez, Cecilia Marie	***01/20/1977***	***48***	***W***	***F***

Notes

AGENCY ONLY

Date Received: 4/1/25 Grant ID No. 25-B-RE-T

CRA District Area:

____ Central ____ Downtown X Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- [x] Redevelopment
- [ ] CPACE
- [ ] Land Use
- [ ] Zoning
- [ ] Micro-Mobility
- [ ] Windows, Doors, or Roof
- [ ] Urban Tree Canopy
- [ ] Brownfield
- [ ] Historic Preservation
- [ ] Tourist Tax Match
- [ ] Coastal Tourism
- [ ] CPTED
- [ ] Income Based Housing Repair
- [ ] RPACE
- [ ] Flood
- [ ] Public Art
- [ ] Unchained Fence
- [ ] City Grant

APPLICATION DATE: 4/1/25

APPLICANT/ENTITY NAME: Cecilia Hernandez & Dave Shiplett/ Cottonmouth

APPLICANT EMAIL: cecilia.energy123@outlook.com & somacreek@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity): _____

PROPERTY IDENTIFICATION NUMBER: 4367700004

PROPERTY ADDRESS: 1114 12th St W Bradenton, FL 34205

PROPERTY OWNER: Cecilia Hernandez & Dave Shiplett

*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT: 151,000

TOTAL FUNDING REQUESTED: 50,000

DESCRIPTION OF PROJECT:

Cottonmouth Southern Soul Kitchen, a beloved local restaurant and live music venue in Bradenton, FL, is seeking redevelopment grant funding to enhance and preserve its historic charm while improving functionality and accessibility. This funding will support essential renovations that will not only revitalize the property but also enhance the overall guest experience and maintain the venue's role as a cultural hub for the community. The redevelopment grant will be utilized for the following critical improvements:

Roof Replacement: Ensuring structural integrity and protection from the elements.
New Windows & Doors: Enhancing energy efficiency, security, and aesthetics.
Handicap Ramp Repairs: Improving accessibility for all patrons.
Kitchen Upgrades: Enhancing food preparation and safety standards.
Interior & Exterior Painting: Refreshing and preserving the building's charm.
Soffit & Siding Repairs: Addressing wear and tear for a polished appearance.
Interior & Exterior Lighting Enhancements: Improving ambiance, safety, and visibility.
Outdoor Shelter for Live Music Events: Expanding entertainment space to enhance community engagement.

These renovations will ensure that Cottonmouth Southern Soul Kitchen continues to serve as a vibrant gathering place, fostering local culture, music, and Southern cuisine. The grant will play a vital role in preserving the character of the establishment while making necessary upgrades to support business growth and community engagement.

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Cottonmouth Southern Soul Kitchen
Entity Name (if any)

Applicant Signature

4/1/2025
Date

Cecilia Hernandez & Dave Shiplett
Printed Name

Owners
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 1 day of April, 2025 by _____, as (title if applicable) owners of (Entity name if any) Cecilia Hernandez & Dave Shiplett, who [X] is personally known to me or [ ] has produced identification.

Type of identification produced: _____

My commission expires: 1/29/2029
(Notary Seal)

Notary Public Signature

Sandra K Strobridge
Notary Public Print Name

Notary Public State of Florida
Sandra K Strobridge
My Commission HH 633159
Expires 1/29/2029

COMMUNITY REDEVELOPMENT AGENCY:

_____ _____

CRA EXECUTIVE DIRECTOR DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at . You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Projects List, Scope, and Estimated Costs

1. Window Replacement **Estimated Cost: $28,000**

The restaurant's original windows have significant leaks, causing interior material damage and energy inefficiencies. This project will involve the complete replacement of all windows with impact-resistant glass, reducing energy costs, improving insulation, and protecting the interior from potential weather damage.

2. Roof Replacement **Estimated Cost: $25,000**

The existing roof is deteriorating, with visible soft spots and surface damage. A comprehensive roof replacement will reinforce the structure, prevent leaks, and extend the lifespan of the building. This project will include necessary resurfacing and reinforcement measures to mitigate future issues.

3. Door Replacement **Estimated Cost: $14,000**

Current doors are experiencing severe leaks, leading to damage to both interior and exterior materials while reducing energy efficiency. This project will involve the replacement of all exterior doors with high-quality, impact-resistant materials to enhance security, insulation, and weather resistance.

4. Door Addition **Estimated Cost: $12,000**

An additional door will be installed in the kitchen area to provide staff with direct access to the outdoor event space. This will improve workflow efficiency, reduce congestion in high-traffic areas, and enhance service during outdoor dining and entertainment events.

5. Exterior Deck Replacement **Estimated Cost: $5,000**

The current deck is experiencing structural wear and deterioration. A complete deck replacement will ensure safety, durability, and improved guest experience for outdoor seating and events. The new deck will be constructed using high-quality, weather-resistant materials.

6. Exterior Deck Addition **Estimated Cost: $8,000**

To enhance outdoor dining and event space, an extension of the existing deck will be added. This expansion will provide additional seating capacity, improve accessibility, and create a more comfortable space for guests to enjoy live music and dining.

7. Kitchen Upgrades **Estimated Cost: $10,000**

The kitchen requires upgrades to improve efficiency, food safety, and service speed. This project will involve replacing outdated appliances, improving ventilation, increasing storage space, and ensuring compliance with commercial kitchen standards.

8. Handicap Ramp Repairs **Estimated Cost: $5,000**

The current handicap-accessible ramp needs repairs to meet ADA compliance and provide safe access for all guests. Necessary repairs will include resurfacing, structural reinforcement, and improved handrails to enhance accessibility.

9. Soffit & Siding Repairs **Estimated Cost: $15,000**

Soffits and siding have suffered from wear and tear due to weather exposure. This project will involve replacing damaged materials, sealing gaps, and improving the building's insulation and exterior appearance.

10. Interior & Exterior Lighting Enhancements **Estimated Cost: $5,000**

Upgraded lighting will improve both aesthetics and functionality. Interior lighting improvements will enhance ambiance, while exterior lighting enhancements will improve safety, visibility, and curb appeal, making the venue more inviting for evening events.

11. Improvements to Outdoor Shelter for Live Music Events **Estimated Cost: $14,000**

Enhancements to the existing outdoor shelter will provide a dedicated, weather-protected space for live music performances and public events. Upgrades will include integrated lighting, power supply, sound considerations, seating and table upgrades and weather-resistant finishes. These improvements will allow Cottonmouth to host frequent live entertainment while ensuring comfort and safety for both performers and guests, regardless of weather conditions.

12. Interior & Exterior Painting **Estimated Cost: $10,000**

A full refresh of both interior and exterior paint will improve the aesthetic appeal of the restaurant while also serving as a protective measure against weathering and wear. The updated paint will align with the restaurant's branding and create a more welcoming environment for guests.

From: Carrie Price
To: Robin D. Singer
Subject: [EXTERNAL] Letter for Planning Commission/Cottonmouth
Date: Monday, September 29, 2025 8:11:20 PM
Attachments: Attachment 1 Site Plan provided by Cottonmouth.pdf
Attachment 2Stage Photos.pdf

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

PLEASE NOTE: #1 and #2 of the 9 attachments are attached to this email. The remaining 7 will be sent individually. I do apologize for the inconvenience; the file sizes were large. I will label each email in the subject line as "Attachment #) and just send the attachment. Please verify with me that you have received the attachments. Thank you!

Dear Ms. Singer,

This letter serves as my letter to address the Planning Commission for the meeting to be held on October 15th, regarding Cottonmouth, 1114 12th St. W., Bradenton.

I am writing to express support for the Planning Director's original denial of the Special Use Permit submitted by Cottonmouth on July 11, 2025.

A stop work order, based on an email complaint by then Councilmember, Josh Cramer, was placed on Cottonmouth for the outdoor venue on June 23. Cottonmouth then applied for a special use permit for up to 3 outdoor concerts per week on July 11th. That request was denied, I think correctly, based on clear evidence that they were operating an outdoor concert area.

I also want to comment and share information regarding Cottonmouth's appeal of the denial submitted on August 27, 2025, which will be discussed at the October 15th meeting.

Cottonmouth asserts in their appeal that the Planning Director made an error classifying Cottonmouth's activities as "outdoor amusement" or "outdoor auditorium." Cottonmouth asserts that they do not charge admission or have a stage and claim that what they offer is incidental dining music. The owners assert that the concerts are an 'accessory use" and allowed under something called "zoning principles," but they offer no supporting documents regarding allowable accessory uses or zoning principles in the T4-R zoning.

As the owner of the property next door to Cottonmouth, I can verify, through observation, that Cottonmouth has a stage area where bands perform. This area includes special lighting, electric, fixed mounts for speakers, and more. I have also observed signs out front posting admission prices. I regularly see people arriving and paying admission to concerts. Concerts are the main draw to the restaurant. When there is not a music performance, there are very few, if any, patrons on site. They claim food service is their primary activity, but offer no evidence via point-of-sales reports to support this claim.

I am sharing nine attachments to support what I have observed to be reviewed. I believe this information shows that Cottonmouth has and continues to operate as an outdoor music venue, a use not allowed in the T4-R. As one of the people directly affected by these

concerts, I can attest that the negative impact on the quality of life for both the four residential properties that border Cottonmouth and all the surrounding residents and small businesses dealing with the noise, event parking, and post-event loitering is substantial and has lowered the quality of life and ability to enjoy our homes and properties as intended. Unfortunately, Cottonmouth has become a nuisance property with the police called almost every weekend due to noise complaints, further disrupting both residents and businesses.

Attachments In Response to Exhibit A Definitions/Comparison from Cottonmouth Appeal:

1. Site Plan: Site Plan from the original special use permit application, dated July 11, 2025. This site plan, submitted by Cottonmouth, clearly shows a 20x8 area marked as a stage. This area is consistent with what I can easily view from my window as the stage area. In the appeal, Cottonmouth states they have no permanent stage, and that is one of the two reasons the Planning Director was in error in classifying the outdoor space as an outdoor venue.

2. Stage Photos: Images over a span of time showing bands playing in the area marked as a stage on the aforementioned site plan. Photos are from Cottonmouth's Facebook page.

3. 2025 Concerts, so far: Listing of all the concerts since January 1, 2025. This list includes concerts that are planned up until the week of October 11. The list has 158 concerts on it. This information was taken from the Cottonmouth Southern Soul Kitchen Facebook Page.

4. 80-Seat Ticketed Venue: Screenshot from Cottonmouth Southern Soul website, describing Cottonmouth as an 80-seat ticketed music venue (old version of the website).

5. New Website: Screenshots from the new website describing live music events, VIP packages, and more. This website debuted on 9-29-2025. This letter is also being sent on 9-29-25, so there could be edits or changes over time. I am submitting what is online as of today.

6. List of Concerts with Cover Charge/Ticket Info from April 2025-Present. Includes events held after Cottonmouth submitted an appeal stating they did not charge admission. These listings were taken directly from the Cottonmouth Southern Soul Kitchen Facebook Page.

Thoughts and Attachments in Response to Exhibit B Photos of Venue Set-Up

After carefully reviewing the photos submitted in "Exhibit B" in the appeal, my opinion is the photos do not support the claim that Cottonmouth does not have a stage and that the music is incidental. In every photo where people are shown, all people are facing the area indicated on the site plan as a stage. It is the same area shown repeatedly, across time, to be the area where the bands play. The photos submitted in Exhibit B fail to demonstrate any obvious food service, with most tables either empty or with beer bottles or plastic red Solo cups.

Attachments:

7. Additional photos of people facing stage area. Images taken from Cottonmouth Facebook page.

8. Negative Experience for Concert Goers: Comments from Facebook from musician, Selwyn Birchwood, featured in a photo in the appeal package. Musician Selwyn Birchwood exchanges comments with concertgoers who had a negative experience at his last Cottonmouth concert.

9. Final Photo from 9/27/25: This image shows musician Ben Prestage in concert on 9/27/25. The Fire Marshal shut down the back concert area of Cottonmouth the week of 9/22/25. Concerts were relocated to the driveway. You can clearly see the sign with the ticket price/cover charge. Not charging admission is one of the two factors Cottonmouth said makes what they do "not concerts". They have continued to both advertise prices and put out this easel for concerts since their appeal was filed. At this point, additional concerts are scheduled leading up to the Planning Commission meeting and into 2026.

Thank you for taking the time to review these materials. I believe what is presented provides more than enough information to show that Cottonmouth's back patio area has been and continues to serve as an outdoor concert venue, something not permitted in the T4-R area. As a neighbor to this business, I can say without hesitation that what they are doing is disruptive to all neighbors, both residents and other businesses. I believe the information they have provided is in bad faith and heavily contradicted by their daily behavior and ongoing online marketing.

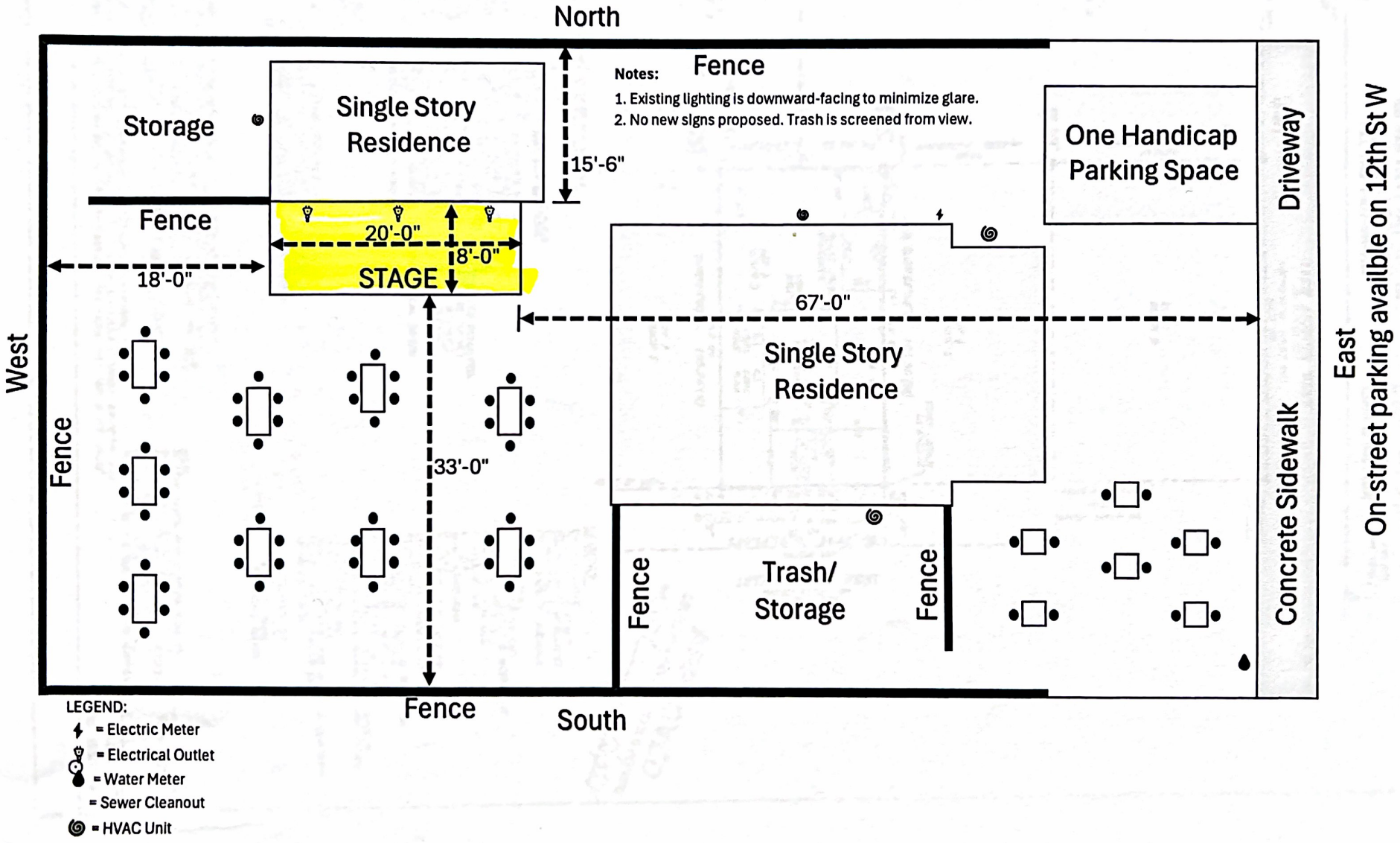
Thank you,
Carrie Price

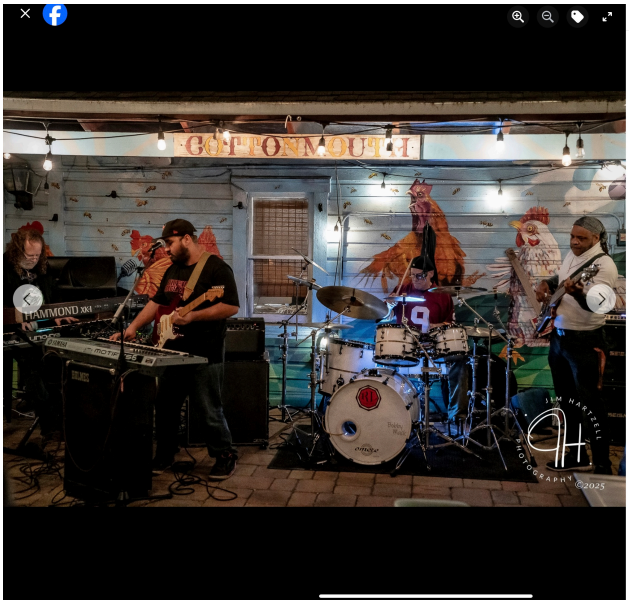
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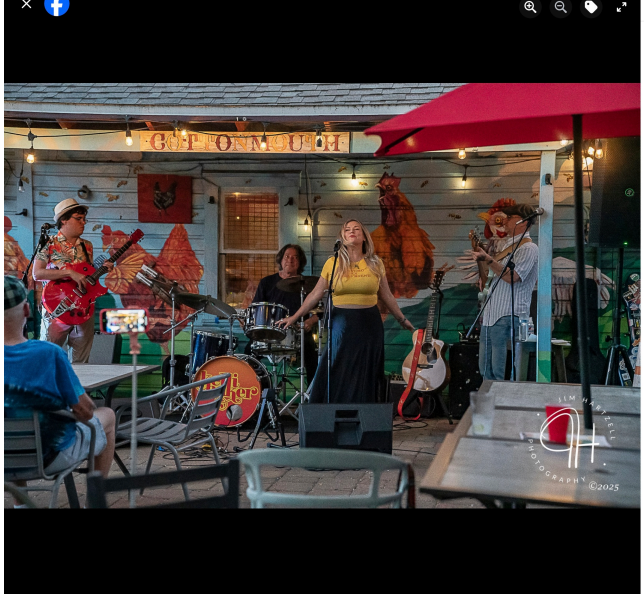
The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Sent from my iPad

Site Plan

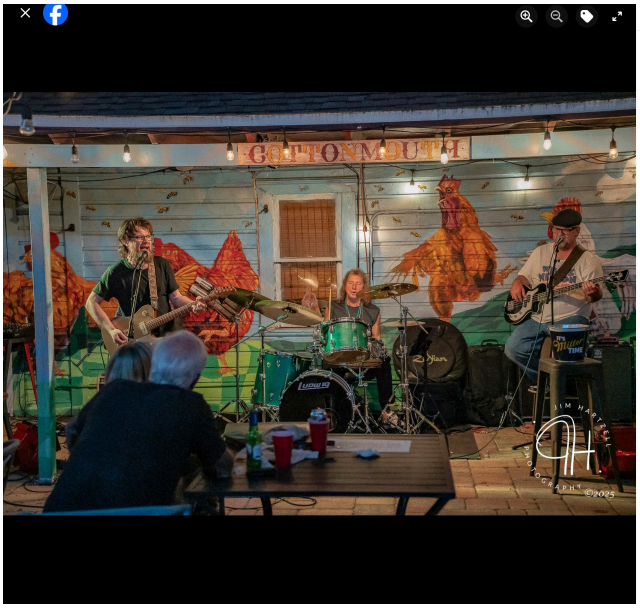

North
Fence
Notes:
1. Existing lighting is downward-facing to minimize glare.
2. No new signs proposed. Trash is screened from view.
Storage
Single Story Residence
15'-6"
One Handicap Parking Space
Driveway
Fence
20'-0"
8'-0"
18'-0"
STAGE
67'-0"
West
Fence
33'-0"
Single Story Residence
East
On-street parking availble on 12th St W
Concrete Sidewalk
Fence
Trash/ Storage
Fence
Fence
South
LEGEND:
= Electric Meter
= Electrical Outlet
= Water Meter
= Sewer Cleanout
= HVAC Unit



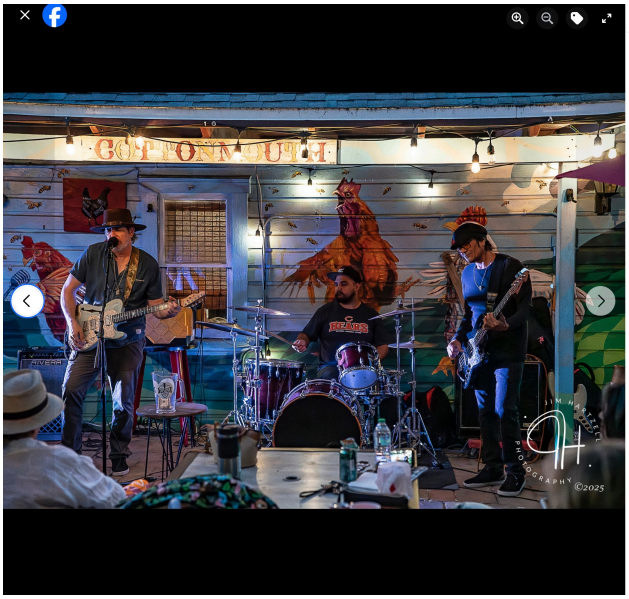




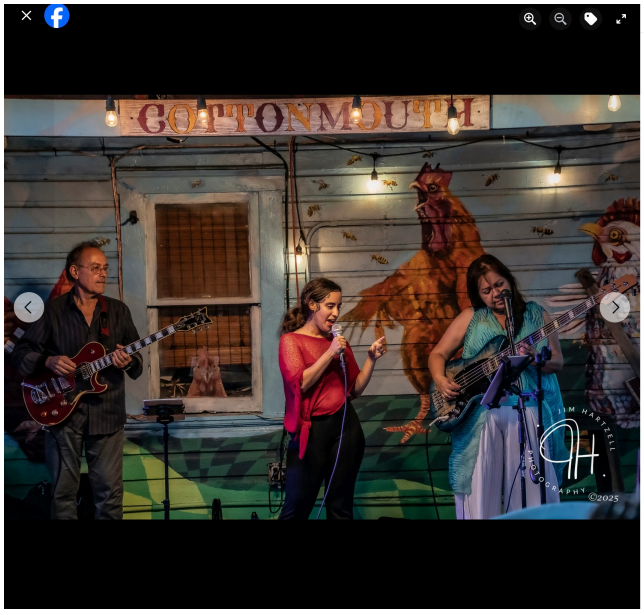
This photo is from a post
Jim Hartzell
May 3 ·
No comme
Be the first to



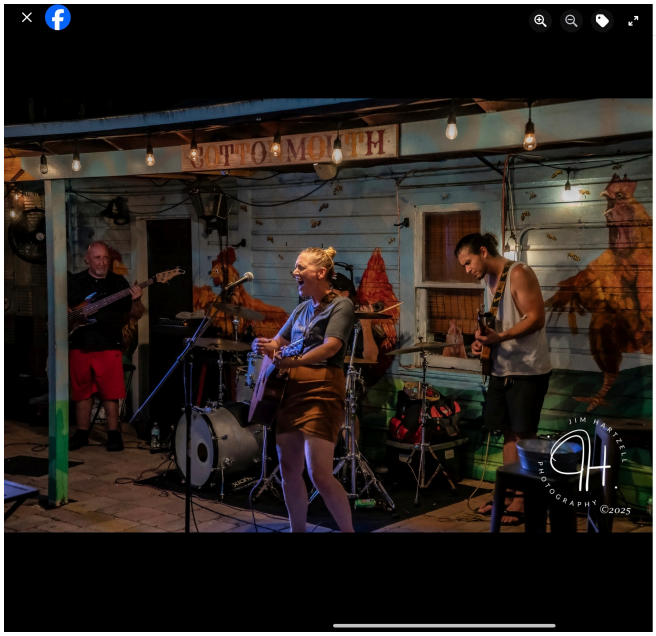
This photo is fro
Jim Hartze
May 24 ·
3
No co
Be the f



This photo is fro
Jim Hartze
March 28 ·
No co
Be the f

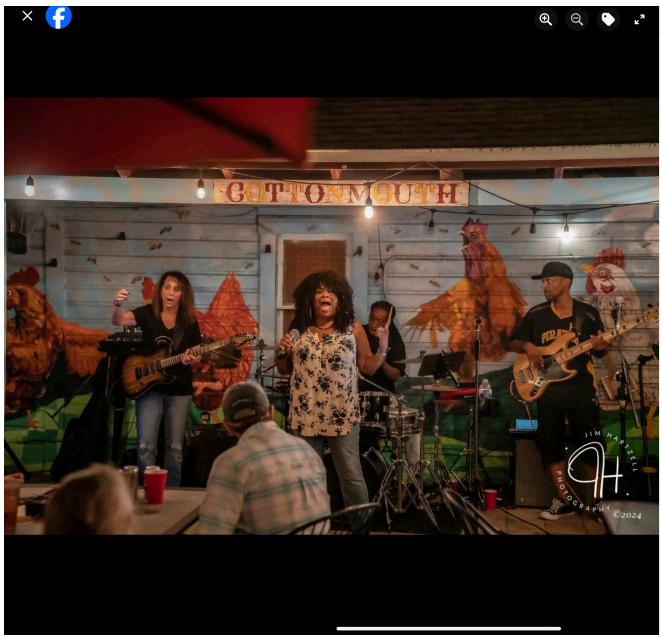


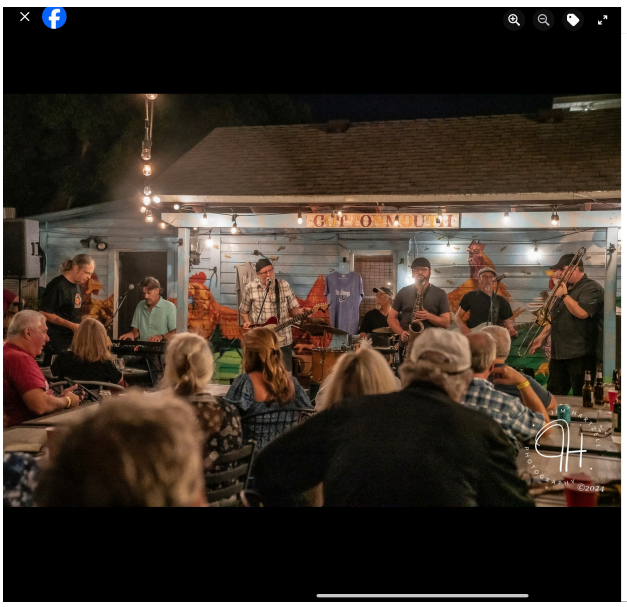
This photo i
Jim Ha
June 7
Be t

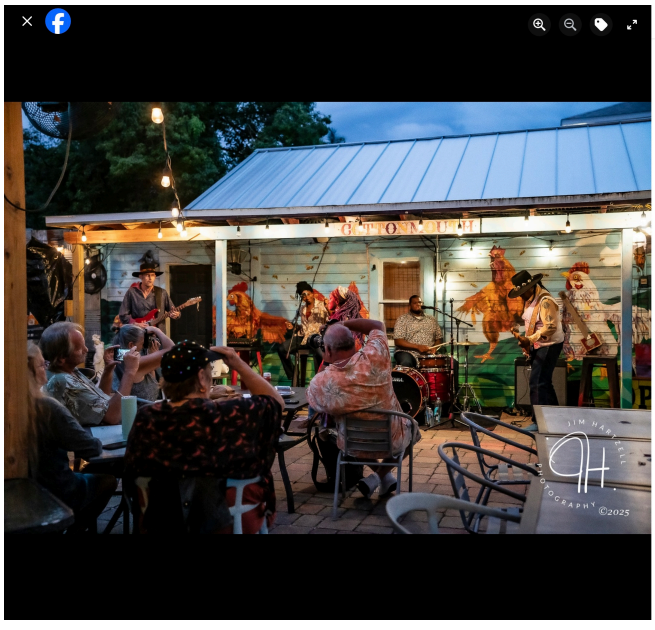

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Sun, Jan 26

John Ford Blues Brunch

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jan 24

Big Al & the Heavyweights

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jan 18

Ain't Superstitious/kid red

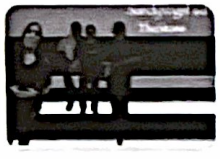
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Jan 16

Eric Demmer

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jan 10

Sandy and The Stone

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jan 4

Dark Side of the Sol Pink Floyd Tribute

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jan 3

The Joint Chiefs

1114 12th St W, Bradenton, FL, United States, Florida



Sat, Jan 25

Erin Harpe Duo

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Jan 23

Matt Woods

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jan 17

Reggie King Sears

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Jan 15

James Kolman●OPEN MIC ✓ free for all

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Jan 5

Sunday Jazz-blues JAM

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sat, Jan 4

David Fowler "St David"

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Mon, Dec 30, 2024

Skyler Saufley New Year's Eve EVE Party

1114 12th St W, Bradenton, FL, United States, Florida

Cottonmouth southern soul kitchen



David Fowler front porch show

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Kat Riggins and Torenzo Cannon

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Feb 13

Pete Carney Jazz Experience

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Feb 12

Luke Andrews|OPEN MIC ✓ free for all

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Feb 9

Thornetta Davis Blues Brunch

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Feb 8

5th Annual Cigar Box Guitar Festival

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Feb 7

Ben Prestage Cigar Box Guitar Festival Kick-Off

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Feb 6

Rebekah Pulley

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Feb 5

Luke Andrews|OPEN MIC ✓ free for all

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Feb 2

Jazz & Blues Jam with James Varnado

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Feb 2

Johnny Rawls Blues time

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Feb 1

SIRSY

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jan 31

Applebutter Express "duo"

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Thu, Jan 30

Nick Dittmeier & the Sawdusters

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen



Sat, Mar 8

Sandor y su Mecanica

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Mar 6

Matthew Curry

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Mar 1

Trevor Bystrom Trio returns to the Village of the Arts

Cottonmouth southern soul kitchen · Bradenton
Event by **Trevor Bystrom**



Thu, Feb 27

Dave and the Jambusters

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Feb 22

Jimmy Adler

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Feb 19

OPEN MIC [James Kolman] ✓ hosted free for all

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sat, Feb 15

David Fowler front porch show

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Mar 7

Wayne Baker Brooks

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Mar 5

Open Mic/ hosted by Jason Haram

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Feb 28

Joyann Parker

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Feb 23

blues brunch with Jason Haram cortez bluesman

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Feb 21

Reverend Billy C. Wirtz & The Nighthawks

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Feb 15

Kevin Burt

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Feb 14

Kat Riggins and Toronzo Cannon

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen



Sun, Mar 23
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Mar 22
SCF (State College of Florida) Jazz Orchestra
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Mar 20
Lauren Mitchell
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Tue, Mar 18
Billy Price
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Mar 16
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Mar 14
Bywater Call
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Mar 12
Open Mic/ hosted by Jason Haram
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Mar 23
Laurie & Rusty Wright Blues Brunch
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Mar 21
Lauren Mitchell
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Mar 19
James Kolman●OPEN MIC ✓ free for all
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Mon, Mar 17
Billy Price w/ guest guitar Doug Deming
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Mar 15
Crystal Shawanda
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Mar 13
Jonathan Ellison
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Mar 9
Ash Devine & Paula Bradly Americana garden party
1114 12th St W, Bradenton, FL, United States, Florida

Cottonmouth southern soul kitchen



Sam Williams "live"
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Jason Haram band [cortez bluesman]
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Apr 4
The Cold Stares
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Apr 3
Gypsy Blue Revue Live at Cottonmouth Southern Soul Kitchen
Cottonmouth southern soul kitchen · Bradenton
Event by **Peach Music Group**



Thu, Apr 3
JP Soars & Gypsy Blue Revue ft. Anne Harris
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Apr 2
Luke Andrews|OPEN MIC ✓ free for all
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Mar 30
The Shaelyn Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Mar 30
Circus Mutt in Bradenton!
Cottonmouth southern soul kitchen · Bradenton
Event by **Circus Mutt**



Sat, Mar 29
Reverend Billy C. Wirtz
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Mar 28
Frank Bang
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Mar 27
Billy the Kid & the Regulators
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Mar 27
Billy The Kid & The Regulators at Cottonmouth Southern Soul Kitchen
Cottonmouth southern soul kitchen · Bradenton
Event by **Billy The Kid & The Regulators**



Wed, Mar 26
James Kolman●OPEN MIC ✓ free for all
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Tue, Mar 25
Kelli Baker Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen



Wed, Apr 23
Luke Andrews|OPEN MIC ✓ free for all
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sat, Apr 19
Hymn for Her
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Apr 17
Memphis Lightning
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Apr 13
Laurie & Rusty Wright Blues Brunch
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Apr 11
Kid Royal Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Apr 9
8 Ball Aitken
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Apr 6
Sam Williams "live"
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Apr 20
Hot Club SRQ Brunch
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Apr 18
Memphis Rub Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Apr 13
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Apr 12
Brandon Santini
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Apr 10
Josh Garrett
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Apr 6
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Apr 5
Jason Haram band [cortez bluesman]
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**

facebook.com

Search Facebook

Cottonmouth southern soul kitchen



Sat, May 10
Dub-321 & Soul Purpose [Raggae bash]
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, May 9
Jason Haram band TGIF live
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Thu, May 8
Memphis Lightning
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Tue, May 6
Davy Knowles
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, May 4
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Jun 8
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, May 3
John Németh
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, May 2
Sandy Vogel & the Stone
Cottonmouth southern soul kitchen · Bradenton
Event by **Cottonmouth southern soul kitchen**



Thu, May 1
Pete Carney Jazz Experience
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, Apr 30
Jason Haram=|OPEN MIC ✓ free for all
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Apr 27
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Apr 26
Betty Fox
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Apr 25
Piper & the Hard Times
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Apr 24
Biscuit Miller
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen



Sun, Jun 8

James Varnado Jazz & Blues Jam

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jun 6

Vinyl Lovers trio + Artwalk

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, May 30

Luke Andrews & Forrest Shafer

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, May 23

Damon Fowler - Cottonmouth Southern Soul Kitchen, Bradenton, FL

Cottonmouth southern soul kitchen · Bradenton
Event by **Damon Fowler**



Sun, May 18

James Varnado Jazz & Blues Jam

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, May 17

Eden Brent

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Wed, May 14

OPEN MIC ✓ free for all

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sat, Jun 7

Black Valley Moon at Cottonmouth Southern Soul Kithcen

Cottonmouth southern soul kitchen · Bradenton
Event by **Black Valley Moon**



Sat, May 31

Cj Sterlace Band

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, May 24

Pete Carney Jazz Experience

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, May 22

Skylar Saufley band [live]

1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, May 18

James Varnado Jazz & Blues Jam

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, May 16

JP Soars & the Red Hots

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, May 11

Hot Club SRQ Brunch

1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen

Sun, Jul 6
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jul 4
Kid Royal Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jun 28
EG Kight Trio - Cottonmouth Southern Soul Kitchen
1114 12th St W, Bradenton, FL 34205-7321, United States · Bradenton...



Thu, Jun 26
Jason Ricci & the Bad Kind
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jun 20
Sandor Moss trio/ jazz be bop blues
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Jun 15
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jun 14
Betty Fox
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jul 5
Paisley Craze
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Jun 29
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jun 27
Vinyl Lovers
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jun 21
Joey Tenuto band
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Thu, Jun 19
Memphis Lightning
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Jun 29
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jun 13
Doug Deming & The Jeweltones
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen

5.2K likes · 6.5K followers

Call Now Message Like

Posts About Mentions Reviews Followers Photos More

Events

Upcoming Past



Sat, Jul 26
Reverend Billy C. Wirtz
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Jul 20
The Shaelyn Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jul 18
JP Soars & the Red Hots
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jul 12
Dave & the Jam Busters
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jul 25
The Wandering Hours at Cottonmouth Southern Soul Kitchen
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Jul 19
Kid Red & Ain't Superstitious
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Jul 13
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Jul 11
LC Williams & the Driver
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen



Sun, Aug 24
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Aug 22
Naima (formerly Vinyl Lovers)
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Aug 16
DEAD ALL OVER BRADENTON AT COTTONMOUTH SOUTHERN SOUL KITCHEN
Cottonmouth southern soul kitchen · Bradenton
Event by **Dead All Over**



Fri, Aug 15
Sandor y Su Mecanica
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Aug 10
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



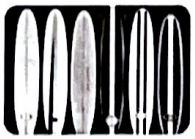
Sun, Aug 3
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Aug 2
The Garbage-Men
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Aug 23
Trevor Bystrom
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Aug 17
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



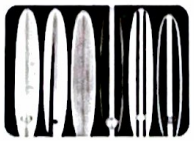
Sat, Aug 16
Dead All Over
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Aug 10
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Aug 8
Swamp Blues Band
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Aug 3
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sun, Jul 27
James Varnado Jazz & Blues Jam
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...

Cottonmouth southern soul kitchen

Events

Upcoming Past



Sun, Sep 21
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Sep 19
CJ Sterlace
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Sep 14
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Sep 12
Zion and Bystrom Live @ Cottonmouth
Cottonmouth southern soul kitchen · Bradenton
Event by **Trevor Bystrom**



Sat, Sep 6
Paisley Craze
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Aug 30
Kettle of Fish
1114 12th St W, Bradenton, FL, United States, Florida



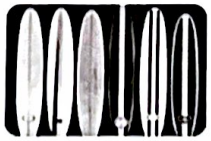
Sat, Sep 20
Big Al & the Heavyweights
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Thu, Sep 18
Zack Pomerleau
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sat, Sep 13
Albert Castiglia
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Sun, Sep 7
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Fri, Sep 5
Kat Riggins & her Blues Revival
Cottonmouth Southern Soul Kitchen 1114 12th St W, Bradenton, FL, United States, Florida · Bradenton...



Fri, Aug 29
Burke Brothers Trio
1114 12th St W, Bradenton, FL, United States, Florida

1

Events

Upcoming Past



This Friday at 7 PM
Jason Ricci/ JJ Appleton
1114 12th St W, Bradenton, FL, United States, Florida...
☆ Interested



This Friday at 7 PM
Jason Ricci & JJ Appleton - Cottonmout...
Cottonmouth southern soul kitchen · Bradenton...
☆ Interested



This Saturday at 7 PM
Dottie Kelly & Rock the House
1114 12th St W, Bradenton, FL, United States, Florida...
☆ Interested

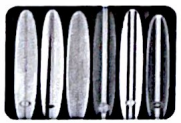


This Sunday at 3 PM
Thornetta Davis @ Flamingo Bay Brewing...
Flamingo Bay Brewing Co · Bradenton...
☆ Interested



Sat, Oct 11 at 7 PM
Sam Morrow Band
1114 12th St W, Bradenton, FL, United States, Florida...
☆ Interested

Upcoming Past



Sun, Sep 28
jasom haram ● blues open jam
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Sat, Sep 27
Ben Prestage
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...



Fri, Sep 26
everyone rocks/supportlocalmusic
1114 12th St W, Bradenton, FL · Bradenton
Event by **Cottonmouth southern soul kitchen**



Wed, Sep 24
Corey Hall
1114 12th St W, Bradenton, FL, United States, Florida 34205 · Bradenton...


12:34 PM Thu May 29
87%
cottonmouthsoul.com
COTTONMOUTH
SOUTHERN SOUL KITCHEN
We are located in the Village of the Arts
1114 12th St W.
Bradenton, FL 34205
Click for driving directions
cottonmouth SOUL events
reservations
...what's cookin'
...and we're live!
contact
well, that just happened...
testimonials
reservations
We accept reservations at Cottonmouth Soul. For weekend dates it is highly recommended, as we have live music that draws larger than normal crowds. Our patio is an intimate space with capacity up to 80 attendees for ticketed music performances.
Submitting a reservation request does not mean it is confirmed. We have actual humans who double check all reservations to ensure overbooking never happens. Once we receive your reservation request we will update you once it has been confirmed or rejected. If your plans change please notify us about cancelling your reservation so we can open up that space for a different customer.
Reserve a table
Date



Who We Are

Bradenton Florida's newest venue serving southern soul cuisine and live music on our beautiful patio in the Village of the Arts #VOTA Dave Shiplett and crew are here to serve you and give you an afternoon or evening you will long remember with seating inside and outside and art from local artists on display Cottonmouth is the place to hang and feed your soul.

Submitting a reservation request does not mean it is confirmed. We have actual humans who double check all reservations to ensure overbooking never happens. Once we receive your reservation request we will update you once it has been confirmed or rejected. If your plans change please notify us about cancelling your reservation so we can open up that space for a different customer.

Cottonmouth also has some of the finest art from artists located in the Village of the Arts right here in **Bradenton Florida**. So come down, have some fine southern cooking, listen to some music and check out the incredible art for sale. Cottonmouth Photos on Facebook

Event Calendar

Hours; Thurs-Sat 5pm-9pm Sun 11am-9pm





VIP MEMBERSHIPS

$39.00

Quantity 1

ADD TO CART

Description

Cottonmouth VIP Memebership Benefits

(1 membership pass is good for 2 entries)

For guests looking to take their Cottonmouth experience to the next level, our VIP package offers the very best of Bradenton's soul food and live music scene. Enjoy reserved seating in the heart of the Village of the Arts, with delicious Southern dishes and refreshing drinks brought right to your table. From intimate acoustic sets to lively full-band performances, you'll have the perfect spot to savor the music, the food, and the atmosphere. Whether inside surrounded by local art or outside on our beautiful patio, VIP guests get the ultimate Cottonmouth treatment — food, drinks, and live music combined for a night you'll never forget.



11

Saturday, October 11, 2025 at 7 PM

Sam Morrow Band

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Interested Going Invite

Details

18 people responded

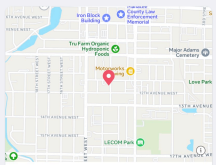
Event by **Sam Morrow** and **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15/20
"Five albums into an acclaimed career, Sam Morrow has carved out a sound that exists somewhere outside of genre and geography. It's his own version of modern-day American roots music: a mix of roadhouse rock & roll, bluesy R&B, and country-fried funky-tonk, driven forward by groove, grease, and guitars." https://www.sammorrowmusic.com/bio
See less

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

3 Going · 15 Interested



4

Saturday, October 4, 2025 at 7 PM

Dottie Kelly & Rock the House

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Interested Going Invite

Details

25 people responded

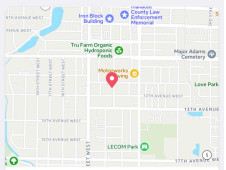
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $5
Dottie Kelly and her band on the back patio! Time to boogie!

Bradenton, Florida

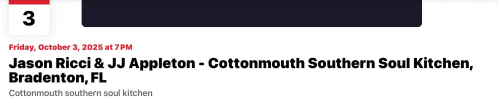


1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

1 Going · 24 Interested



3

Friday, October 3, 2025 at 7 PM

Jason Ricci & JJ Appleton - Cottonmouth Southern Soul Kitchen, Bradenton, FL

Cottonmouth southern soul kitchen

About Discussion

Interested Going Invite

Details

54 people responded

Event by **Jason Ricci**, **JJ Appleton** and **Cottonmouth southern soul kitchen**

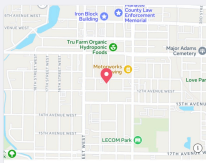
Cottonmouth southern soul kitchen

Public · Anyone on or off Facebook

Jason Ricci & JJ Appleton
Friday, October 3, 2025 7 PM
Cottonmouth Southern Soul Kitchen
1114 12th St W, Bradenton, FL 34205
(941) 243-3735
Cover: $15 adv / $20 door

'The joining of forces between mulit-award winning blues harp master Jason Ricci and singer/songwriter/guitarist JJ Appleton.' You know this will be an amazing show on the back patio! Get your reservations! See less

Music & audio Bradenton, Florida



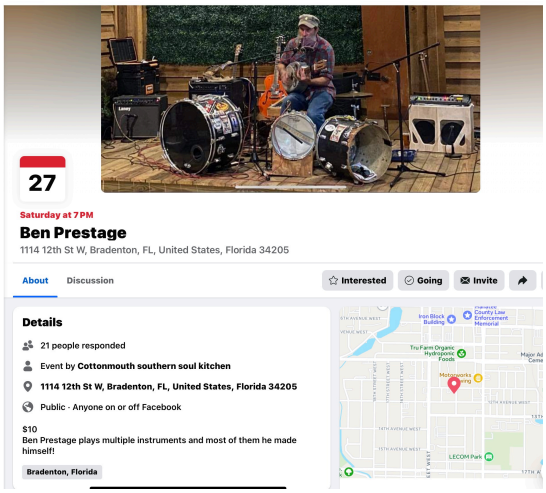
Cottonmouth southern soul kitchen
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

12 Going · 42 Interested

Annie is going



27

Saturday at 7 PM

Ben Prestage

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Interested Going Invite

Details

21 people responded

Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

$10
Ben Prestage plays multiple instruments and most of them he made himself!

Bradenton, Florida



13

Saturday, September 13, 2025 at 7 PM

Albert Castiglia

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

91 people responded

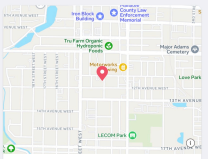
Event by **Cottonmouth southern soul kitchen** and **Albert Castiglia**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

donation based $20/25
You know you're gonna have a great time with Albert and his band! Better make your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

22 Went · 69 Interested



5

Friday, September 5, 2025 at 7 PM – 10 PM

Kat Riggins & her Blues Revival

Cottonmouth Southern Soul Kitchen 1114 12th St W, Bradenton, FL, United States, Florida

About Discussion

Details

71 people responded

Event by **Kat Riggins** and **Cottonmouth southern soul kitchen**

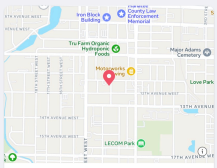
Cottonmouth Southern Soul Kitchen 1114 12th St W, Bradenton, FL, United States, Florida

Duration: 3 hr

Public · Anyone on or off Facebook

Get ready for a **#BluesRevival** experience unlike any other! Even for our **#Friendfans** and **#Famfans**, this is gonna hit different🎶🎷. On Friday, September 5th, we're taking things back to the meat and gristle. This will be an up-close, personal, and stripped-down performance🎶💜🎶. Come join us for a rare, almost unplugged night under the stars at Cottonmouth Southern Soul Kitchen in Bradenton, FL's Arts Village, and feel the music on a whole **#NewLevel**.
$15 donation See less

Bradenton, Florida



Cottonmouth Southern Soul Kitchen 1114 12th St W, Bradenton, FL, United States, Florida
1114 12th St W, Bradenton, FL 34205-7321, United States

Guests See

10 61



20

Sunday, July 20, 2025 at 5:30 PM

The Shaelyn Band

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

37 people responded

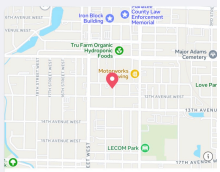
Event by **Cottonmouth southern soul kitchen** and **The Shaelyn Band**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10/$15
Groovin' on the back patio with Shaelyn and her band! Come on out!

Bradenton, Florida

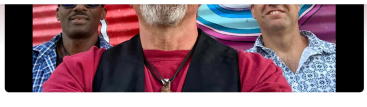


1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

7 Went · 30 Interested



18

Friday, July 18, 2025 at 7 PM

JP Soars & the Red Hots

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

44 people responded

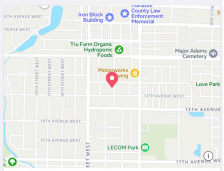
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10
JP Soars will bring his Red Hots to the back patio to thrill you with his brand of the blues. Better get a reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

7 Went · 37 Interested



26

Thursday, June 26, 2025 at 7 PM

Jason Ricci & the Bad Kind

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

37 people responded

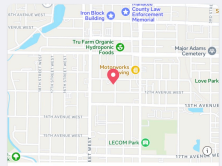
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15/20
Extraordinary musician Jason Ricci will thrill you on the back patio. Better get your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

10 Went · 27 Interested



21

Saturday, June 21, 2025 at 7 PM

Joey Tenuto band

1114 12th St W, Bradenton, FL

About Discussion

Details

23 people responded

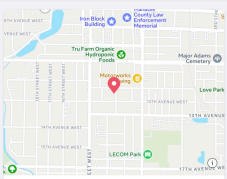
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL

Public · Anyone on or off Facebook

one of the east coasts hottest guitarists with a band that you want to witness
$5

Bradenton, Florida



1114 12th St W, Bradenton, FL
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

4 Went · 19 Interested



19

Thursday, June 19, 2025 at 6:30 PM

Memphis Lightning

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

16 people responded

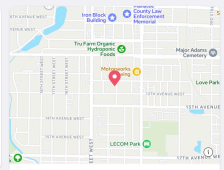
Event by **Cottonmouth southern soul kitchen** and **Memphis Lightning**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15/20
Come rock out with Memphis Lightning on the back porch!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

3 Went · 13 Interested



14

Saturday, June 14, 2025 at 7 PM

Betty Fox

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

73 people responded

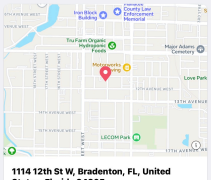
Event by **Cottonmouth southern soul kitchen** and **Betty Fox**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15/$20
Betty Fox brings her soulful sound to the back porch! Better get a reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

11 Went

Friday, May 23, 2025 at 7:30 PM

Damon Fowler - Cottonmouth Southern Soul Kitchen, Bradenton, FL

Cottonmouth southern soul kitchen

About Discussion

Details

74 people responded

Event by **Damon Fowler** and **Cottonmouth southern soul kitchen**

Cottonmouth southern soul kitchen

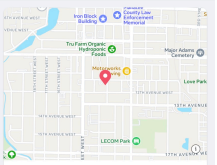
Public · Anyone on or off Facebook

Damon Fowler
Friday, May 23, 2025 7:30 PM
Cottonmouth Southern Soul Kitchen
1114 12th St W, Bradenton, FL 34205
(941) 243-3735

Tampa's Damon Fowler, a masterful singer, guitar player and songwriter, has absorbed the best of and furthered the work of the region's definitive artists. A hard driving troubadour, his music is steeped with soul and representative of the many styles that make up the roots of American music. He has gained the respect of his peers given his featured slot in Butch Trucks's Freight Train band and his side gig as guitarist in the Dickey Betts Band. Critics have compared Fowler's guitar work to Johnny Winter and Jeff Beck, while his slide guitar is reminiscent of the late Duane Allman. Fowler can play fiery guitar runs with the best of them, and his lyrical work on lap steel and dobro makes him a stand out performer among the legions of guitar heroes.

$20/$25
See less

Music & audio | Bradenton, Florida



Cottonmouth southern soul kitchen
1114 12th St W, Bradenton, FL

COTTONMOUTH southern soul kitchen known for our eclectic southern dining. Chef Dave Shiplett puts his creative spin on ... **See more**

Guests See all

9 Went | 65 Interested

Annie went



17

Saturday, May 17, 2025 at 7PM

Eden Brent

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

22 people responded

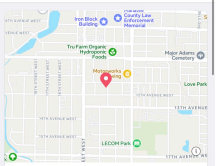
Event by **Cottonmouth southern soul kitchen** and **Eden Brent**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $20/$25
Come enjoy this amazing Blues pianist and vocalist from Mississippi on the back porch. Check out her website https://www.edenbrent.com/ to see what's new!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

5 Went | 17 Interested



16

Friday, May 16, 2025 at 7PM

JP Soars & the Red Hots

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

17 people responded

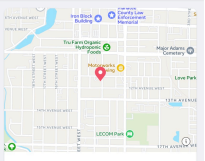
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10/$15
You won't want to miss this opportunity for a great live music listening opportunity! Better get your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

3 Went | 14 Interested



6

Tuesday, May 6, 2025 at 7PM

Davy Knowles

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

39 people responded

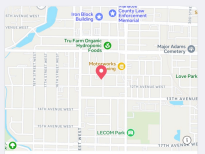
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $25
"Whether spending an evening onstage armed with just an acoustic guitar, or wielding his well worn and trusty Telecaster while fronting his blues/rock trio - and at any p... **See more**

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

7 Went | 32 Interested



26

Saturday, April 26, 2025 at 7PM

Betty Fox

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

43 people responded

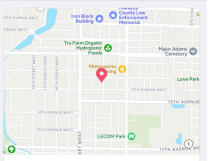
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10/15
Betty Fox brings her soulful sound to the back porch! Better get a reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

7 Went | 36 Interested



25

Friday, April 25, 2025 at 7PM

Piper & the Hard Times

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

37 people responded

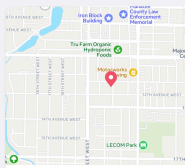
Event by **Cottonmouth southern soul kitchen** and **Piper & The Hard Times**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $25
Come groove to Piper & the Hard Times on the back porch. Better get your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests

8 Went | 29 Interested



24

Thursday, April 24, 2025 at 7PM

Biscuit Miller

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

43 people responded

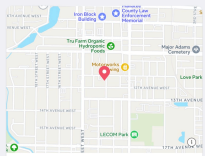
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10
Calling all you kitties! Time to boogie with Biscuit Miller on the back porch! You're gonna want to get your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests See all

10 Went | 33 Interested



19

Saturday, April 19, 2025 at 7PM

Hymn for Her

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

17 people responded

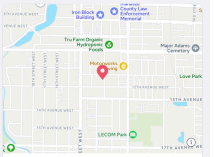
Event by **Cottonmouth southern soul kitchen** and **Hymn For Her**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $5
Always a great time with these guys on the back porch!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

5 Went | 12 Interested



17

Thursday, April 17, 2025 at 7PM

Memphis Lightning

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

35 people responded

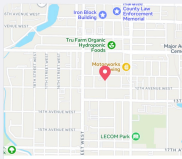
Event by **Cottonmouth southern soul kitchen** and **Memphis Lightning**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15
Memphis Lightning will have you up dancing (or at least tapping your toes!) on the back porch. Better get your reservation!

Bradenton, Florida



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your hosts

Guests See all

11 Went | 24 Interested



12

Saturday, April 12, 2025 at 7PM

Brandon Santini

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

51 people responded

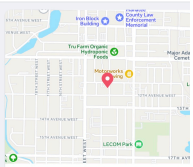
Event by **Cottonmouth southern soul kitchen** and **Brandon Santini Music**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $15
Seven-time Blues Music Award nominated singer, songwriter & harmonica player Brandon Santini on the back patio.

Better get your RESERVATION now!
... **See more**



1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States



11

Friday, April 11, 2025 at 7PM

Kid Royal Band

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

23 people responded

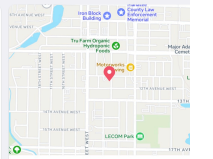
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $5
The Kid brings his brand of the Blues to the back porch. Better get a reservation!

Bradenton, Florida

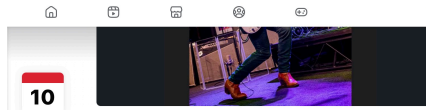


1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

Meet your host

Guests

4 Went | 19 Interested



10

Thursday, April 10, 2025 at 7PM

Josh Garrett

1114 12th St W, Bradenton, FL, United States, Florida 34205

About Discussion

Details

12 people responded

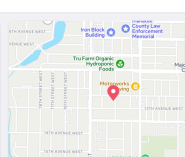
Event by **Cottonmouth southern soul kitchen**

1114 12th St W, Bradenton, FL, United States, Florida 34205

Public · Anyone on or off Facebook

Cover $10
Blues on the back porch!

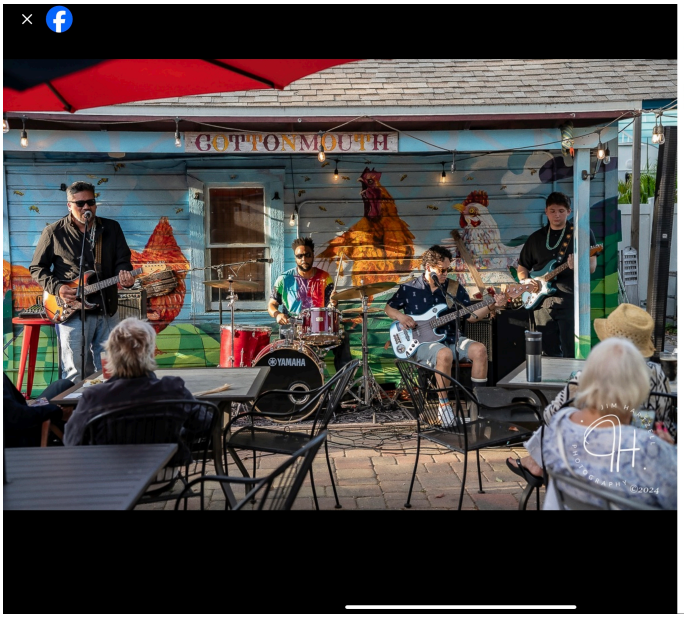
Bradenton, Florida

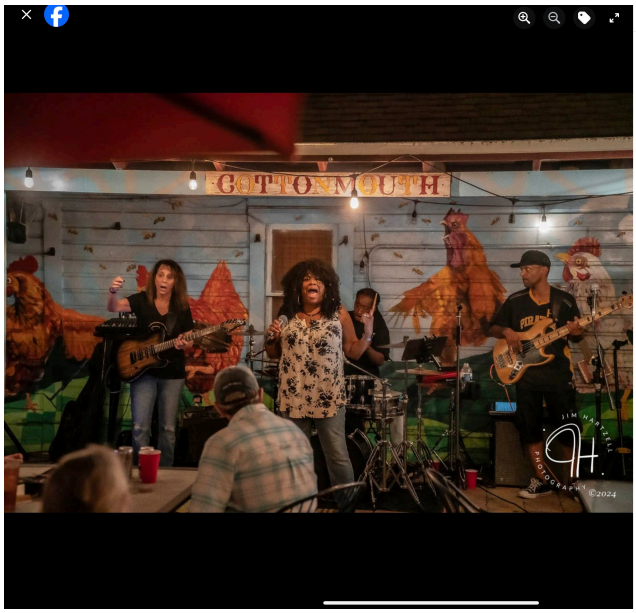


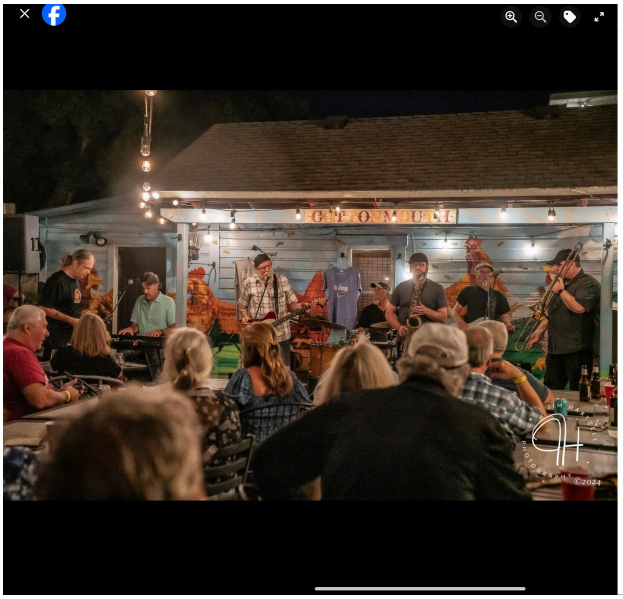
1114 12th St W, Bradenton, FL, United States, Florida 34205
1114 12th St W, Bradenton, FL 34205-7321, United States

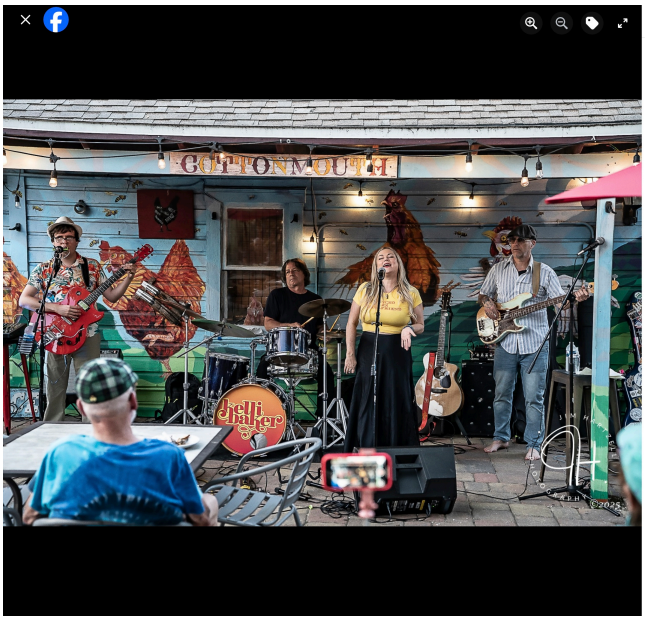
Meet your host

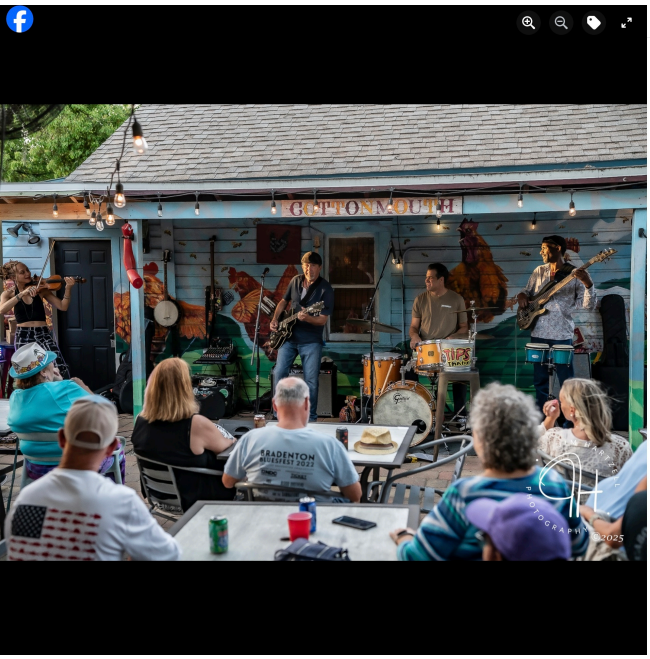
Guests


COTTONMOUTH
YAMAHA
©2024

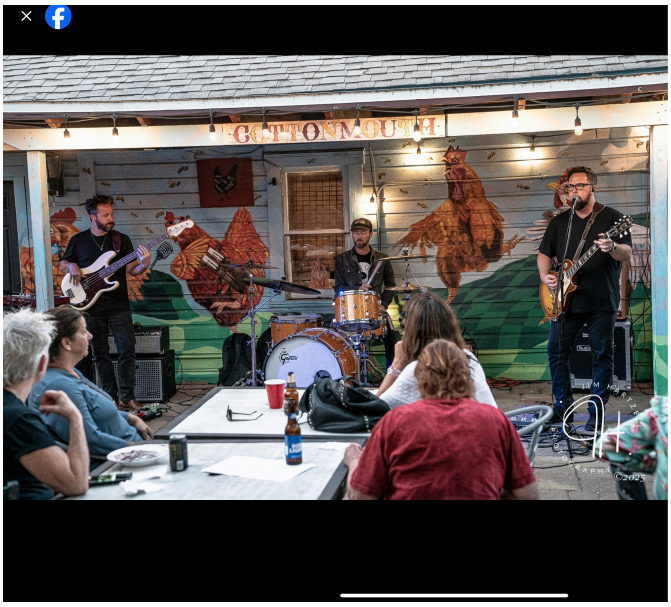

COTTONMOUTH
©2024

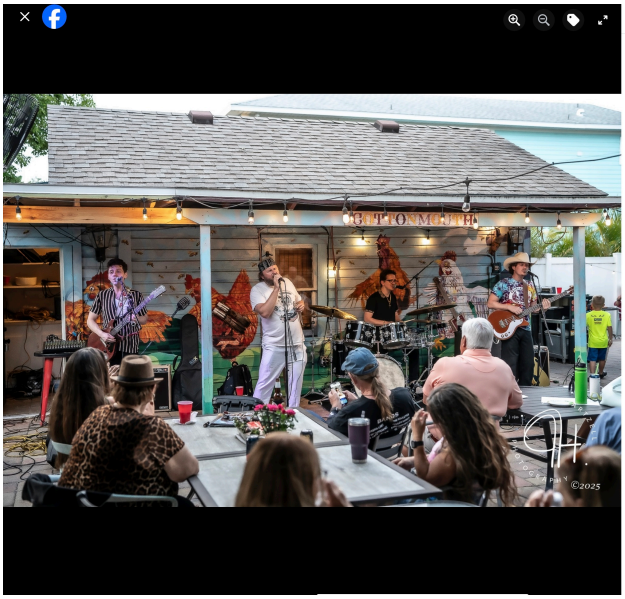

©2024

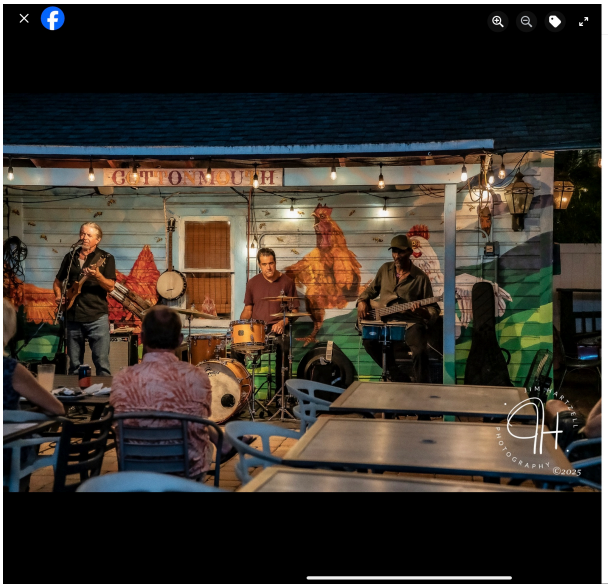

COTTONMOUTH
©2025

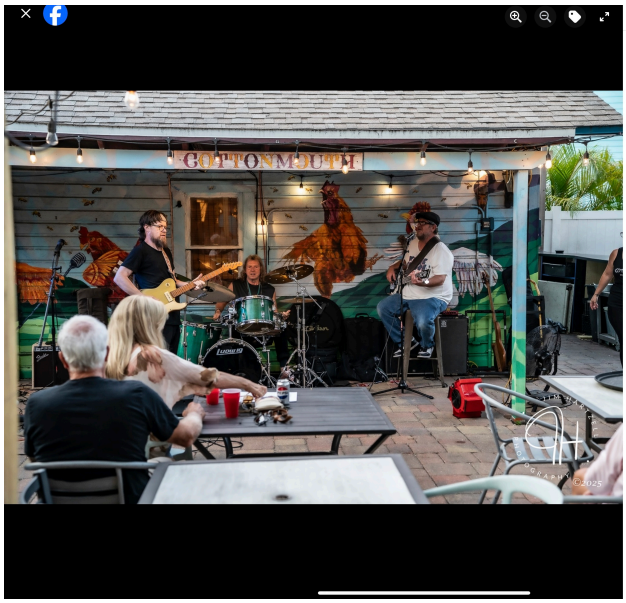

COTTONMOUTH
©2025

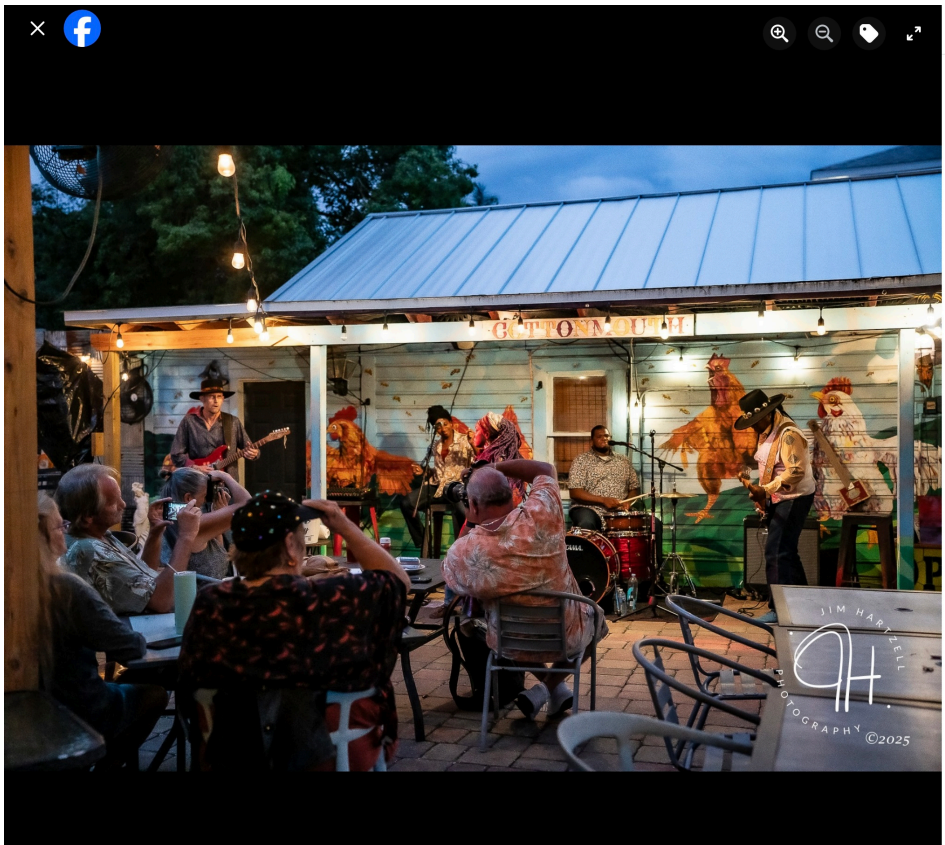

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facebook.com

Cottonmouth southern soul kitchen

The Advice Sisters - advicesisters.com doesn't recommend **Cottonmouth southern soul kitchen**.
December 31, 2023 ·

We arrived early for a show with the fabulous **Selwyn Birchwood** and were turned away with pre-paid reservations! Dozens of Birchwood's loyal fans were in the same predicament. The staff was hostile and unhelpful. Some of our group came from NYC to see this blues artist. We were not even assured a refund (there wee 8 of us). We will never go back to this outdoor venue

Poor presentation · Noisy

6 comments

Like Comment Share

All comments

Comment as Carrie Price

Selwyn Birchwood · Follow
My sincerest apologies for the issues. This was the 2nd show that we had fans turned away at this venue and will make sure appropriate changes are made to ensure that this DOES NOT HAPPEN if we are to return! Hope to see you again soon (albeit at a different venue!) 🙏😉🎶🙏
1y Like Reply 4

Pat Werner
Selwyn Birchwood very unfortunate for both the folks that were pre paid and for you. I'm glad they realize that it wasn't you but the venue that mishandled the situation.
1y Like Reply 2

Author
The Advice Sisters - advicesisters.com
Selwyn Birchwood we are fans and would love to see you anyplace else near sarasota
1y Like Reply

Terri M Dercole-Dinius
There's another gig tonight (?) posted by Dave himself and someone I know shared it. I gave the people out in Facebook land a heads up and posted our experience and wished them better luck with their reservations.
1y Like Reply

Terri M Dercole-Dinius
Same happened with our party of 8, prepaid, nowhere to sit. They did try and set us up... in the driveway! Really 😡?!?!? We got our money back that night. We will never go to 'Dave's super establishments' ever again. According to his staff, he does this sort of thing all...the...time. Selwyn, there are sooo many better venues in Bradenton and on the island that would love to see you!
1y Like Reply

Selwyn Birchwood · Follow
Terri M Dercole-Dinius So sorry for this! This was not in our control and was very disheartened with the management of this situation. This will NOT HAPPEN on one of our shows ever again. 😡
1y Like Reply


SOUTHERN SOUL FOOD
1114
Beer
Prosecco
$10

From: G W Tenery
To: Robin D. Singer; Kemp Schuessler
Subject: [EXTERNAL] Cottonmouth Restaurant Planning Department Review
Date: Wednesday, September 3, 2025 1:49:35 PM

Some people who received this message don't often get email from gwtenery@gmail.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Gene Tenery
1115 13th Street West
Bradenton, FL 34205

September 3, 2025

Re: Cottonmouth Restaurant Music

To:

Planning Department
Robin.Singer@bradentonfl.gov

City of Bradenton Council Member
kemp.schuessler@bradentonfl.gov

Dear Sir and Madam:

My name is Gene Tenery and reside at 1115 13th Street West in the Village of the Arts and I would like to submit my statement concerning Cottonmouth Restaurant's Music Events and possibly increasing that space into a Musical Event Space.

First, I'd like to say that Dave Shiplett is generally a decent, hardworking person who works long hours. He has a successful restaurant and says that the restaurant is his primary business where he makes his living and music is just an aside.

When Cottonmount has its music events, some weeks from Thursday to

Sunday, four musical events, we can hear the music from inside our home, even with closed windows. Depending upon the band playing on a particular night, the volume can fluctuate from mild to loud, sometimes really loud. During the cooler months when our windows are open, we cannot quietly enjoy even watching television so we have to close the windows.

Our home has its backyard located approximately 200 feet to the backyard of Cottonmouth Restaurant. Our home is a cement block building with newer hurricane windows, very thick and heavy which blocks out most neighborhood noise. We still hear Cottonmouth's music.

I've not said anything previously about the music (noise) levels but I feel that residents rights are not being considered by the City and this has to be addressed. Almost all of the residents around the area that are affected, predate Cottonmouth and its increase of musical entertainment. The former restaurant, Arts & Eats, had almost all of their music … inside of the restaurant.

We bought into the Village of the Arts fourteen years ago because of the Live/Work zoning. I'm pretty sure that Live/Work businesses do have some limitations on what types of business that can be conducted and what impact that activity can have on a neighborhood. I don't believe there are other Live/Work businesses that have any noise complaints like Cottonmouth and, at some point music can become disagreeable noise.

I'm sure that there will be many non-residents that will submit statements in favor of the music at Cottonmouth or even expansion of a musical venue in the future but, they don't live here, this is not their neighborhood. Tax paying residents' comments should hold more weight than non-residents, whose only concern is entertainment.

I have to ask again, where do Cottonmouth's rights as a business supersede resident rights who wish nothing more than to enjoy a quiet and peaceful environment in our neighborhood and in our homes?

Thank you,
Gene Tenery

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler; Greg DeLong; Rob Perry
Cc: Gene Brown
Subject: [EXTERNAL] New Music Cover Charge At Cottonmouth
Date: Tuesday, September 30, 2025 10:18:24 AM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear City Officials, You might find Cottonmouth's brand new Website interesting! Check it out at Cottonmouthsoul.com and look into Mr.Shiplett's New V.I.P. offer. He is promoting a $39 V.I.P. advanced package to folks. For what? Admission just to enter his restaurant? Food and Drinks? No. It's to guarantee a front table in his backyard. Why? The offer states the $39 allows two entries Most bands charge $15-$20 cover at the door. So, one V.I.P. person going would be $20 two times. Two people going would be $39. one time. That comes to a $20 Cover Charge for a Front Table for…….The Music!!

We feel this is an out and out ploy by Mr. Shiplett to camouflage charging for the music. Something he strongly deny's in his appeal. Plus, where would a "Front Table" be? At the front of "The Stage" of course that Mr. Shiplett also claims he does not have!

Are We All That Dumb…….

Thank you once again for your time on this very important matter concerning the future of our beloved Village of the Arts.

Zoe Von Averkamp
1125 12st. W.
1129 12st. W.
941-746-4556

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From: Nellie King
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown; Greg DeLong; Timothy A. Geer; Josh Cramer; Rob Perry
Subject: [EXTERNAL] Cottonmouth latest release
Date: Tuesday, September 30, 2025 8:38:52 AM
Attachments: Screenshot 2025-09-30 at 8.37.51 AM.png

You don't often get email from nellie@rockystermite.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

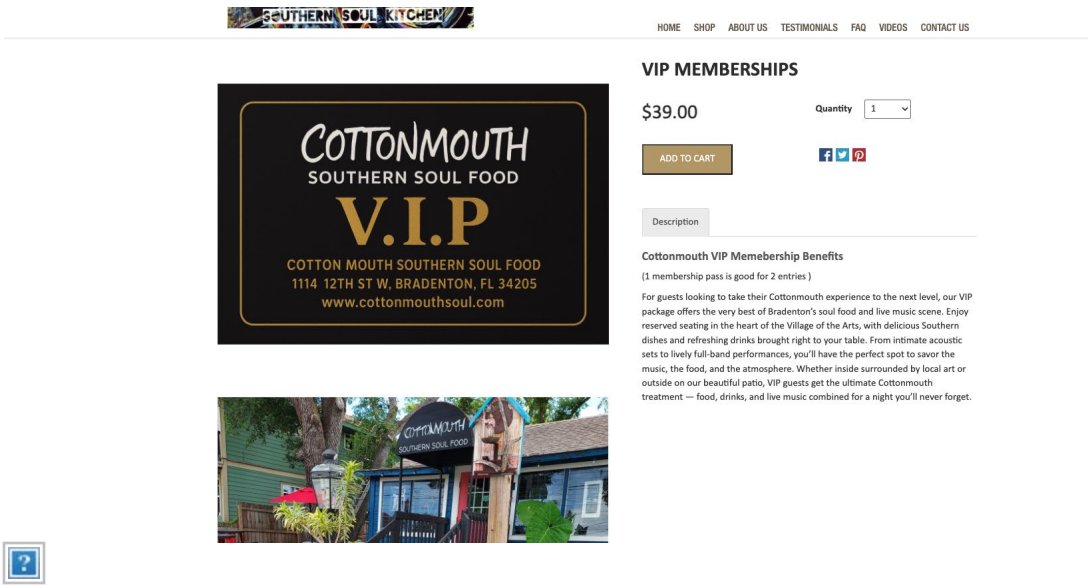
Good morning,

I am writing to express my continued frustration regarding Cottonmouth. Last night, Cottonmouth launched a new website offering a VIP membership that includes two entries. This offering, without any mention of food or drink, strongly suggests the establishment is operating as a music venue, not a restaurant.

This directly contradicts the owner's previous assurances during his plea to remain open. He explicitly stated there would be no cover charge, yet he is now advertising cover charges for all events. Furthermore, he promised "ambient music," but his dinner music is now being held in the driveway. This type of activity in a residential area is unacceptable; if I hosted parties in my driveway five days a week, I would surely be shut down.

Thank you again for your attention to this matter. It is becoming increasingly difficult to reside peacefully in my own neighborhood due to these constant issues.

Sincerely,
Nellie King
1207 11th Ave W



Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

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From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Up Coming Music Events at Cottonmouth
Date: Monday, September 29, 2025 12:57:14 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

To whom it may concern. Below you will find a 3 month schedule For Live Music Concerts at Dave Shiplett's Cottonmouth Restaurant. [Which are Now happening
in his front driveway since his back yard has been shut down by the City's Fire Marshal for numerous violations.]. Included are dates, times, Names, and Cover Charges.

Fri. Sept. 26th. Music School Bands, 5:30pm.-9pm. [Police called for loud music violation].
Sat. Sept. 27th. Ben Restage, 7pm.-9pm. $10 Cover Charge, [Police called for loud music violation].

Village ArtWalk Weekend
Fri.Oct. 3rd. Jason Ricci & JJ Appleton 5pc. Band called "The Bad Kind", 7pm.-9pm. Advanced Tickets; $15, $20 at the door, This artist is known for his nationally
famous song, "My True Loves a Dope Whore" How's that for "back ground" dinner music?!
Sat.Oct. 4th. Dotty Kelly and Rock The House Band, 7pm.-9pm. Order Tickets, This artist is a well known " Belt Em' Out " Blues Deva. More quiet dinner music!!
Sun.Oct. 5th. Thornette Davis," Detroit's Queen of the Blues", 7pm.-0pm. Tickets $25. This is another very famous "Belt Em'Out Blues Diva.
PLEASE NOTE: 3 days ago this artist's venue was changed from Cottonmouth to Flamingo Brewery with Dave Shiplett saying he would be doing his Taco Shake
thing over there instead.

Sat.Oct. 11th. Sam Marrow, 7pm.-9pm. Order Tickets
Fri.Oct. 17th. The Steepwater Band, 7pm.-9pm. Advanced Tickets $15, $20 at the door
Sat.Oct. 18th. The Wandering Hours, 7pm.9pm. Order Tickets
Fri.Oct. 31st. Yates Mckendere, 7pm.-9pm. Order Tickets

Village ArtWalk Weekend
Thurs. Nov.6th. Grant Peeples, Order Tickets
Fri Nov. 7th. Igor &The Red Elvises, 4pc. Siberian Surf Rock Band. 7pm.-10pm. Order Tickets
Sat.Nov.8th. RayFuller & The Bluesrockers Band, 6pm-10pm. Order Tickets

Thurs.Nov. 13th. Brandon Santini, 7pm-9pm. Order Tickets
Fri.Nov. 14th. Eliza Neals, 7pm-9pm. Order Tickest
Sat.Nov.15th. Arielle & Nicolaas Band, 7pm-9pm. Tickets Available Now!
Sat.Nov.22nd. The Dennis Joans Band Concert, 7pm-9pm. Order Tickets

Thurs. Dec. 4th. Tas Cru Band, 7pm-9pm. Order Tickets
Fri. Dec. 26th. Memphis Lightening 3pc. Band, 7pm-9pm. Tickets $15.
Sat. Dec. 27th. The Shapely Band, 5 pc. Band, 7pm.9pm. Cover Charge for Reserved Setting, $20.

PLEASE BE ADVISED that ALL these bands are nationally famous that tour all around the country from state to state. NONE of them are Local little groups
that play a guitar and sing soft "Background Dinner Music"! Mr. Shiplett is breaking the law here Big Time along with his Big Time Loud Blues & Rock Bands!!

Most Respectfully, Zoe Von Averkmap 16 year Village resident
Business, 1125 12th. St. W.

Home, 1129 12th.St. W.
941-746-4556

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From: Nellie King
To: Robin D. Singer
Cc: Kemp Schuessler; Gene Brown; Greg DeLong; Timothy A. Geer; Josh Cramer; Rob Perry
Subject: Re: [EXTERNAL] Cottonmouth "restaurant" music venue
Date: Monday, September 29, 2025 9:10:42 AM
Attachments: image001.png

You don't often get email from nellie@rockystermite.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good morning,

I am writing to you this morning regarding information I received over the weekend about upcoming events at Cottonmouth. I understand you are likely already aware of these events.

Given that the "event space" is the driveway of a former home, I am concerned about the potential for significant traffic issues and sidewalk obstruction, especially with the upcoming Art Walk. Is there any way to prevent these events from happening or to mitigate the anticipated problems?

I also wanted to mention an issue with loitering after events. While I generally don't have a problem with it, attendees often go to their cars to drink and smoke pot. With events now occurring in the front, they tend to walk to the corner with drinks to make phone calls or to step away from the noise.

Specifically, I request traffic and parking enforcement for the evenings of Friday, October 3rd, and Saturday, October 4th, if these events cannot be shut down in advance.

The events in question are:

* **Friday, October 3rd, 7:00 PM - 9:00 PM:** Jason Ricci & JJ Appleton with their 5-piece band, The Bad Kind. This artist is known for the song "My True Loves a Dope Whore."
* **Saturday, October 4th, 7:00 PM - 9:00 PM:** Dottie Kelly & Rock The House Band.

Thank you again for your time and for listening to my concerns. I know this issue is

receiving a lot of attention, and residents are growing increasingly frustrated.

Sincerely,
Nellie King

On Thu, Sep 25, 2025 at 9:47 AM Robin D. Singer <Robin.Singer@bradentonfl.gov> wrote:

> Ms. King,
>
> Code Enforcement and the Fire Marshal have been made aware of the issues and are pursuing identified violations.
>
> Thank you for your input. We will keep it on file.

ROBIN D. SINGER
Director
Planning and Community Development
941-932-9408
941-290-9322
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

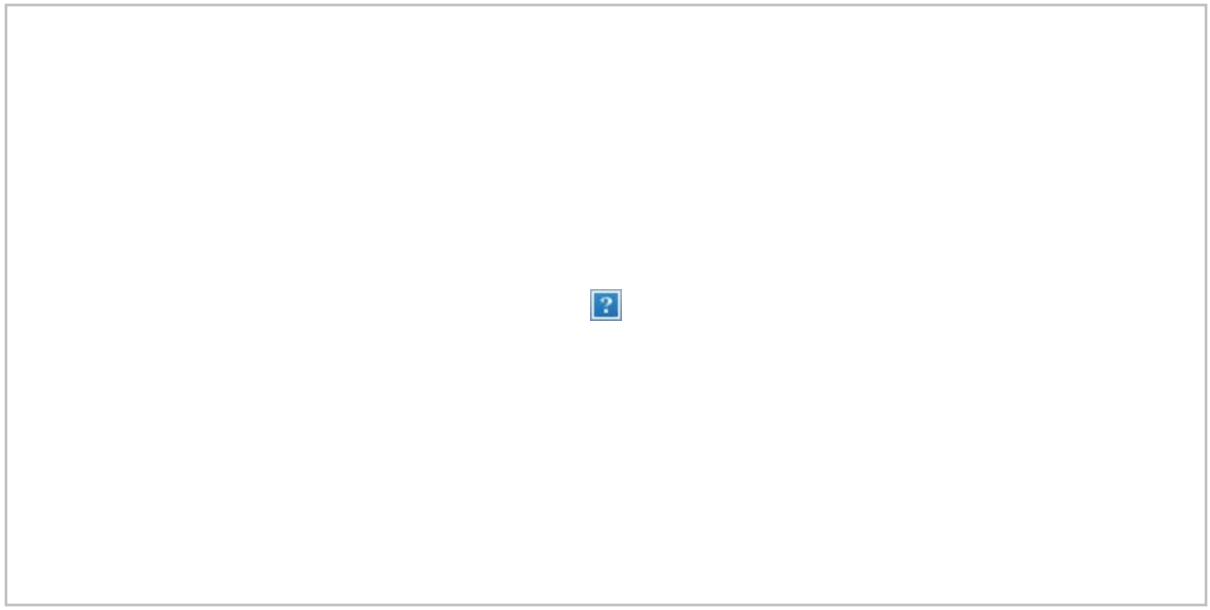
From: Nellie King <nellie@rockystermite.com>
Sent: Thursday, September 25, 2025 9:08 AM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>; Kemp Schuessler <Kemp.Schuessler@bradentonfl.gov>; Gene Brown <gene.brown@bradentonfl.gov>
Subject: [EXTERNAL] Cottonmouth "restaurant" music venue

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Good morning,

It is my understanding that Cottonmouth has been shut down by the fire marshal. Last night they had music in the driveway, which is also the only handicapped parking space that the venue has. The noise is even worse when they are out there playing! I am wondering how this is allowed to continue when under investigation for so many things. There is a HUGE schedule of events which I have attached. I will be attending the meeting that is coming up in October to voice my concerns about this and what it could do to the value of my property if this is allowed to continue. But I am wondering what is going to be done in the meantime, we just allow it to continue? Is he working with someone that is allowing this to continue? If so, why is he getting special treatment? I appreciate you listening.



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To: Robin Singer, City of Bradenton
From: Christine turner
Date: September 27, 2025
RE: Cottonmouth/Dave Shipplett/loud music

I am the owner of the property at 1113 12th Street West, home of the temporarily closed Baobab Tree Gallery and current resident there.

My husband and I purchased our property in The Village of the Arts in 2023. We put considerable time and money bringing the property into living condition with a gallery space in the front of the house. We also put our heart and soul into improving the VOTA into a desirable live work sell community.

I have seen the property at 1114 12th Street West go through multiple iterations, beginning with a rental property with rooms divided by plywood into sleeping spaces for entirely too many people, to an antique store, gallery and then Arts and Eats Restaurant….owned and operated by two musicians who provided live music INSIDE their restaurant. All of these establishments /owner improved the conditions of the building and quality of the neighborhood. The owners were good stewards of the house and VOTA community.

I believe the original intent for commerce in the VOTA was to be a weekend venue.

I am opposed to granting Dave Shiplett and Cottonmouth restaurant's appeal to the city of Bradenton for continuing to be a music venue for many reasons.

In no particular order :

He is providing music at random times and days (and of different genres.)

- Loud music pollution and disturbance of the peace to surrounding neighbors:
- Children and families who need to complete homework or who need a peaceful environment to sleep, or play, work or entertain friends in their home
- Yoga studio next door that requires a space with a modicum of peaceful environment to be able to teach and make a living
- General surrounding neighbors peace and quiet
- Inebriated patrons leaving the venue
- Street parking for homeowners unavailable
- Property value decrease

An example of Mr. Shiplett's scheduling of musicians happened last spring. A male vocal and acoustic guitar player performed at the front of his restaurant using an amplifier that could be heard for blocks. He often performed to a very small audience sometimes no audience at all….but the unfortunate neighborhood.

Mr. Shipplett was not a good steward of the properties he has leased in the past. His disrespect for landlords and neighbors will probably continue if allowed.

Please do not allow this to continue. Respectfully, Christine Turner

camping with the Blues
BUY TICKETS NOW!
FLORIDA SAND MUSIC RANCH
OCT 17-19, 2025 3 DAYS & 3 NIGHTS! BROOKSVILLE



Cottonmouth southern SOUL kitchen

1114 12th St W
Bradenton, FL 34205
(941) 243-3735
Map View: Click here

Cottonmouth southern SOUL kitchen Website

COTTONMOUTH southern soul kitchen known for our eclectic southern dining. Chef Dave Shiplett puts his creative spin on southern classics and will change how you think of Bradenton Southern food all In a 100 year old cottage doubles as an Art Gallery

Venue Info

Upcoming Events

Artist	Date
Corey Hall Blues	Wed, September 24 6:00pm - 8:00pm
Ben Prestage Blues	Sat, September 27 7:00pm - 9:00pm *$yes*
Jason Ricci Blues	*& JJ Appleton* Fri, October 3 7:00pm - 9:00pm *$yes*
Dottie Kelly & Rock the House Band Blues, Funk, High Energy Dance, R&B/Soul	Sat, October 4 7:00pm - 9:00pm *$yes*
Thornetta Davis Blues	*Blues Brunch* Sun, October 5 1:00pm - 3:00pm *$yes*
Sam Morrow Band	Sat, October 11 7:00pm - 9:00pm *$yes*
The Wandering Hours Bluegrass	Sat, October 18 7:00pm - 10:00pm

Past Events

Artist	Date
Big Al and the Heavyweights Americana, Blues, R&B/Soul	September 20, 2025 7:00pm - 9:00pm *$yes*
The CJ Sterlace Blues, Funk, R&B/Soul, Rockin Blues	September 19, 2025 7:00pm - 9:00pm
Zack Pomerleau Blues	September 18, 2025 6:30pm - 9:00pm
Albert Castiglia Blues	September 13, 2025 7:00pm - 9:00pm *$yes*
Trevor Bystrom Acoustic, Indie, Reggae, World	*& Zion* September 12,

Artist	Date
	2025 7:00pm - 9:00pm

Venue Sign in | **Artist Sign in** | **Contact GoTonight** | **Advertise on our site** | **GoBooking with Sheree Talent Agency**

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12231 Main Street, #1115
San Antonio, FL 33576

From: Nellie King
To: Robin D. Singer; Kemp Schuessler; Gene Brown
Subject: [EXTERNAL] Cottonmouth "restaurant" music venue
Date: Thursday, September 25, 2025 9:10:47 AM
Attachments: Cottonmouth Schedule 922.pdf

You don't often get email from nellie@rockystermite.com. Learn why this is important

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good morning,
It is my understanding that Cottonmouth has been shut down by the fire marshal. Last night they had music in the driveway, which is also the only handicapped parking space that the venue has. The noise is even worse when they are out there playing! I am wondering how this is allowed to continue when under investigation for so many things. There is a HUGE schedule of events which I have attached. I will be attending the meeting that is coming up in October to voice my concerns about this and what it could do to the value of my property if this is allowed to continue. But I am wondering what is going to be done in the meantime, we just allow it to continue? Is he working with someone that is allowing this to continue? If so, why is he getting special treatment? I appreciate you listening.

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From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Live "Concert Venues" At Cottonmouth
Date: Tuesday, September 23, 2025 7:09:49 PM

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To Whom It May Concern, it looks like the Village of the Arts neighborhood around Dave Shiplett's Cottonmouth business will be disrupted every weekend in the coming months with his Live Music Events, or as one of the main music advertisers Bandsintown says; "Cottonmouth has a packed schedule for 2025-2026 with "Performances" from top artists like Big Al and the Heavy weights! Check out All Cottonmouths "Upcoming Concerts" Get tickets

Checking His Facts: Under #2 in Mr. Shiplett's Grounds for Appeal he states, a. The music is only occasional. b. Not Ticketed, No Admission, C. No permanent
performance structure, d. Food service a primary activity.

The True Facts: a. There are 15 "Live Music Events" scheduled starting tomorrow, Sept. 24th. through Sept. Oct. and Nov. ALL on weekends only. 7pm.-9pm. The rest of
the week Cottonmouth is Closed!! b. ALL 15 Concerts require tickets. Two state a cover charge of $15 t0 420 per person. c. Regarding No permanent "Stage". Please
refer to Mr. Shiplett's own photos included in his Appeal. You will see a special covered area with a metal roof that was constructed to protect the bands with a backdrop
that was painted by an artist on the side of an old shed to reflect the type of music is played there. And d. Food is our primary endeavor! Again please re-look at Mr. Shiplett's
own 3 photos and you will notice that there is No Food ,not even a bowl of chips on Any of the tables. Only drinks! And the band is in full swing.

I don't know who Mr. Shiplett is trying to Con at City Hall, but Everyone here in the Village of the Arts knows the Real Facts because We have to live with them every
weekend and We will be at the Oct. meeting in mass to confirm those facts and expose Mr. Shiplett's lies.

Thank You Again for taking the time from your busy day to consider Our side of this very important matter. It is greatly appreciated!

Respectfully, Zoe Von Averkamp
1125 12th. St. W.
1129 12th. St. W.
941-746-4556

P.S. If you require an actual list of Dates, Name of Bands and Tickets for the 15 upcoming Live Music Concerts as proof, I have that too and can send it over to you
anytime!

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From: Zoe Von Averkamp
To: Robin D. Singer
Cc: Carrie Price
Subject: Re: [EXTERNAL] Illegal Music Events
Date: Monday, September 22, 2025 4:58:24 PM

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Ms. Singer, we Villagers were informed on Sept. 12th. that Dave Shiplett's appeal would be discussed at the Oct. City Planning Comm. and to mark our calendars so
we could come and speak up.
Are you telling me and The Village, his appeal is Not on the agenda next month??! Please clarify what you said below.

Thank You Very Much, Zoe Von Averkamp

> On Sep 22, 2025, at 3:48 PM, Robin D. Singer <Robin.Singer@bradentonFL.gov> wrote:
>
> Ms. Von Averkamp,
>
> Thank you for your input. We will keep your email on file regarding this issue.
>
> I have nothing to report regarding public hearings at this time, but here may be something in the near future.
>
> Robin Singer
>
>
>
> -----Original Message-----
> From: Zoe Von Averkamp <chromazoe@gmail.com>
> Sent: Monday, September 22, 2025 10:21 AM
> To: Robin D. Singer <Robin.Singer@bradentonFL.gov>; Kemp Schuessler <Kemp.Schuessler@bradentonfl.gov>
> Cc: Gene Brown <gene.brown@bradentonfl.gov>
> Subject: [EXTERNAL] Illegal Music Events
>
> [You don't often get email from chromazoe@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
>
> [EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>
> Dear City Officials, once again another loud, wild weekend in our "Residential Zoned Neighborhood"!!! This time including Fire Works!
> The police had to be called on Friday night and again on Saturday night for overly loud music at Dave Shiplett's Cottonmouth "Music Concert Event".
> Plus Fire Works being shot off in the middle of our main street, 12th. St. W., in front of Mr. Shiplett's business. I saw a car coming down the street that had to suddenly stop because Mr. Shiplett himself and two of his staff were in the road having a gay old time with fire works! The car had to beep it's horn for them to stop so they could get by. All the while there were police cars everywhere same as last weekend and police all over the place.
>

> Once again I will ask you officials, Would you put up with this kind of disruption EVERY WEEKEND in Your Residential Neighborhood??!! I think NOT.
> Then why must we in Ours! We know AND You know AND Mr. Shiplett knows he is breaking the law here.....and getting away with it.....WHY???
>
> With Respect but full of Doubts, Zoe Von Averkamp
> 16 year resident, Village of the Arts
> 1125 12th. St. W.
> 1129 12th. St. W.
> 941-746-4556
>
>
> _____
>
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>
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From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Illegal Music Events
Date: Monday, September 22, 2025 10:21:09 AM

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Once again I will ask you officials, Would you put up with this kind of disruption EVERY WEEKEND in Your Residential Neighborhood??!! I think NOT.
Then why must we in Ours! We know AND You know AND Mr. Shiplett knows he is breaking the law here……and getting away with it……WHY???

With Respect but full of Doubts, Zoe Von Averkamp
16 year resident, Village of the Arts
1125 12th. St. W.
1129 12th. St. W.
941-746-4556

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From: Planning
To: Robin D. Singer; Greg DeLong
Subject: FW: [EXTERNAL] Cottonmouth Noise Ordnance Update
Date: Tuesday, September 16, 2025 6:31:15 AM
Attachments: image001.png

GREGORY "GREG" DELONG
Assistant Director
Planning & Community Development
Office Phone (941) 932-9403
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

From: Preston Whaley Jr <pawjr7@gmail.com>
Sent: Tuesday, September 9, 2025 10:41 AM
To: Brian Thiers <Brian.Thiers@bradentonpd.com>
Cc: Gene Brown <gene.brown@bradentonfl.gov>; Jayne Kocher <jayne.kocher@bradentonFL.gov>; Kemp Schuessler <Kemp.Schuessler@bradentonfl.gov>; Marianne Barnebey <Marianne.Barnebey@bradentonFL.gov>; Lisa Moore <Lisa.Moore@bradentonFL.gov>; Pam Coachman <pam.coachman@bradentonFL.gov>; Code Enforcement <CodeEnforcement@bradentonfl.gov>; Planning <Planning@cityofbradenton.com>; Carrie Whaley <carrievillage@gmail.com>
Subject: [EXTERNAL] Cottonmouth Noise Ordnance Update

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[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

9-09-25
Dear Captain Thiers,

I wanted to update you on the latest in regard to Cottonmouth musical performances and the noise ordnance. Last week Cottonmouth hung black vinyl "acoustic" sheeting from the un-permitted overhead structure along our north property line. I read a little bit about the material which seems to absorb some of the strength of the sound impulses emitting from the main speakers which causes a reduction of the decibel levels on my sound meter and also on the BPD meters. What's surprising is that the volume level of the music is still high, distracting and intrusive in our house. Officer Lopez commented last Saturday, "I'm not saying the music isn't loud but not enough to do anything about it."

Anyway, as I mentioned when I saw you this Monday evening, if we could perform decibel readings from a vantage point at the property line above the vinyl curtains or from their side of the property line, the decibel readings would likely be considerably higher. Under Sec.38-155. - Maximum sound levels, (a) (2), it reads, "The measurement shall be made at the real property line on which such sound is generated …." The sound is generated from their property from the stage behind the

restaurant building. It can be argued pretty clearly that the sound should be measured from their side of the property line “on which the sound is generated,” that is, on their side of the vinyl sheeting. Also, the next line of the ordnance (3) says, “in the case of an elevated or directional sound source, compliance with the sound limits is to be made at any elevation at or beyond the real property line.” The main speakers at Cottonmouth are elevated but the impact of the sound is penetrating above the acoustic vinyl into the second floor of our house.

I want Cottonmouth to be a successful restaurant but they are only nominally operating as a restaurant. In their appeal to the planning department’s ruling that live, outdoor musical performances are not a permitted use in our T4R zone, Cottonmouth says that it is a restaurant with occasional, “incidental” music. This is disingenuous. Mine and others observation is that Cottonmouth is a concert venue serving considerable alcohol, while serving occasional, “incidental” food.

With any business, success depends, in part, on the degree to which that business operates in good faith within the community and within the context of the law and the codes that have been made by the empowered governing bodies. I get it that they are trying to find a way to comply with the city code and the noise ordnance, while offering regular concerts, but my family and other close neighbors continue to have to contend with the ongoing excessive noise that becomes much more frequent with the cooler months fast approaching.

Saturday’s band Paisley Craze was a 7 piece outfit. Kat Riggins (Friday) was a classic 4-piece, drums, bass, guitar and vocal. It’s my duty to my family, my community, myself and my business, to appeal to law enforcement and the city government to continue to help us with this situation and to find a way to enforce the law even as Cottonmouth seeks to comply, ignore (as they have in the past) or circumvent it. This is not a circumstance that I ever wished to find myself in. But since I’m in it, I want you to know I’ve enjoyed my interactions with you and the BPD officers. I appreciate all of your efforts to be informed and decisive. In the meantime, my wife and I will continue to move through this process cordially, patiently and with persistence.

Sincerely,

Preston Whaley

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From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Cottonmouth Music Events
Date: Monday, September 15, 2025 11:25:10 AM

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[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear City Officials, once again our quite peaceful weekend in the Village of the Arts was disputed by one man at his place of business with yet another ear shattering, window rattling "Special Music Event". The police having been called once again, both Friday and Saturday night, came down our main street from all directions with lights blazing and blocked the middle of the street for an hour and a half in front of Cottonmouth Restaurant! His 6 piece "Dinner Music Band" the weekend before brought the same results!

And, I guess we're in for a lot more disruption in the coming weeks as Mr. Shiplett has "Concert Music Events" planned for months in advance. Check out his schedule on the following sites:

Go Tonight;
Cottonmouth Soul Food Kitchen

AI Overview
Cottonmouth Restaurant in Bradenton, Fl. hosts live music events with upcoming performances Sept. through Oct.
You can find more details and Purchase Tickets for these and future acts on Bandsintown and Songkick.

Mr. Shiplett told the City in his appeal that he does not charge admission for any music because "'it's all just background music to dine by." The truth is he charges $45 and up for a table, food and drinks not included AND out of the 10 Events listed through Oct. 18th. he is charging admission for 6 of them!!
And that include this Saturday nights bash!

Bandsintown;

Cottonmouth Soul Food Kitchen has a packed schedule for 2025-2026 with performances by top artists, etc, etc, etc. Explore all 19 upcoming concerts, see photos, read previews and buy tickets from official sellers.

Songkick:

Upcoming concerts at Cottonmouth, Sun. Nov.,16th and Feb. 20th, 2026. Buy Tickets Now!

Envisionwise:

Florida Bound Tour, “America Roots Music” at Cottonmouth Sept. 24th.

Ariella & Nicolaas, Facebook;

Tickets for our up coming show at Cottonmouth, Nov. 17th. are on sale now!

995qyk.com;

Tas Cru Band at Cottonmouth, Dec. $th.

I believe that's quite enough for you to see a clear picture of Mr. Shiplett’s Real Business. And the fact that he is only open when he has a music event
scheduled, this past week he was only open Fr. and Sat. 7pm. to 10pm. with music, adds to his intentions. Is there any other restaurant in the City of
Bradenton that is only open 2 or 3 days a week for 2 hrs.??

We have all been told that Mr. Shiplett has been breaking every rule, regulation and code the City has ever since he opened his restaurants here in
the Village of the Arts which is not zoned for what he continues to do despite the police being called every weekend, warnings from Code and a personal visit
from the Mayor himself last Monday night!! Some of us are beginning to wonder if he is being given special treatment while the rest of us are abiding by
those same rules and regulations.

We sincerely hope not and in the meantime invite you to imagine this kind of continued upheaval every weekend in YOUR little neighborhood.
I will close with an additional statement that reflects all of us here. We have no problem with Cottonmouth Restaurant. We love and support All our restaurants
in the Village and highly recommend to our visitors. They add a great mix along with all our other shops and businesses. It is Only Mr. Shiplett’s Music Venues
that are disturbing our peace and braking the law.

As you can see I have spent a serious amount of time composing all the facts of this matter as it is very serious to all of that live and work here. My hope is
that you and the City will take as much time to look into this matter and take it serious too.

Very Respectfully, Zoe Von Averkamp
Business, 1125 12th. St. W.
Home; 1129 12th. st. W
Village go the Arts
941-746-4556

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From: Dawn Collins
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] CottonMouth Restaurant Music Venue
Date: Monday, September 8, 2025 4:17:45 PM

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[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear City Officials,

My name is Dawn Collins. My husband, Jeff Wheeler, and I live and work in the Village of the Arts, where we own two businesses and make our home. I'm very active in creating and marketing events that bring people into the Village, but I do so in ways that follow the rules and respect the character of this community.

I'm writing to share my concerns about CottonMouth. They claim to be a restaurant with occasional live music, but the reality is very different. Their own social media makes it clear the main focus is music. The food is secondary, and the restaurant isn't even open on a regular basis or on reliable days -- they only seem to operate when there's a concert scheduled. On top of that, I've noticed work being done on the property without any visible permits posted. From what I understand, they may have even received city grant funding for some of this work. As someone who has also been a grant recipient, I know the rules clearly state no work should begin until permits are issued, yet construction has been ongoing there for months.

The problem is that the Village was never meant to be a Concert District. This is a neighborhood where families live, kids are studying, and people need to get up early for work. The music is loud and disruptive, and the police have been called many times. If a business wants to operate as a full-time music venue, it should be on a commercial corridor like 14th Street or 9th Street - not in the middle of a residential neighborhood.

I respectfully ask that the City review how CottonMouth is operating and make sure it stays consistent with the current zoning. Those of us who live and work here have invested in this community for what the Village of the Arts was meant to be, and we don't want to see that compromised just to benefit one business owner. The reality is this affects all of us - our quality of life and even our property values.

Thank you for your time and for considering this matter.

Sincerely,
Dawn Collins and Jeff Wheeler
The Village Mystic, TVM Gallery and Mystic Mines



Dawn and Jeff
The Village Mystic
(941) 744-2424
about.me/TheVillageMystic

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From: Zoe Von Averkamp
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Music Events at Cottonmouth Restaurant This Weekend
Date: Friday, September 5, 2025 11:59:34 AM

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Dear City Officials, here is Mr. Shiplett's background " Dinner Music" for Fri. Sept 5th. and Sat. Sept. 6th. Starting at 7pm. each night.

Just Google up Village of the Arts ArtWalk & Market Facebook and you can see photos and info of these 3-4 pieces Bands!

Sincerely with thanks, Zoe Von Averkamp
Resident, Village of the Arts
1129 12th. St. W. Bradenton
941-746-4556

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From: KATHY BLAHNA
To: Robin D. Singer; Kemp Schuessler
Cc: Gene Brown
Subject: [EXTERNAL] Village Of The Arts
Date: Friday, September 5, 2025 9:13:12 PM

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We are long-term residents of the Village of the Arts, purchasing property in 2003 and establishing an art gallery in that year. We have seen many changes during our 22 years living here, some good, some not so good.

It is our understanding there is discussion before the Planning Commission and City Council to rezone our neighborhood, to make the Village an entertainment district. We definitely are **not** in favor of this rezoning. Cottonmouth Soul Food Kitchen appears to be the entity pursuing this endeavor. Having discussed rezoning with realtors and neighbors, we have been made aware that our property values will decrease and there is a likelihood that our taxes will increase. Not something any of us need.

Do you enjoy opening your windows and doors during the cooler months? If you live anywhere near Cottonmouth on an evening they have music and are open, this is not happening. Our home/gallery is approximately equidistant between Cottonmouth and Motorworks on 11th Avenue. We clearly hear the entertainment at Cottonmouth and cannot hear that of Motorworks. Why? Because Mr. Shiplett does not adhere to the sound ordinance. If one entity (Motorworks) must and does obey the sound ordinance, then why doesn't Cottonmouth?

In closing, we ask that rezoning be taken off the table now and in the future. The City of Bradenton established the Village of the Arts for artists, and we are grateful for the facade grants and attention to keep the Village looking good.

Respectfully,
Kathy & Randy Blahna
Left Of Center Gallery

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From: Kemp Schuessler
To: Carrie Price
Subject: Re: [EXTERNAL] Question about Cottonmouth Appeal Process
Date: Friday, September 5, 2025 2:02:14 PM
Attachments: Outlook-wlpykd5t.png

Good afternoon Ms. Price,

Thank you for contacting me and for taking the time to write concerning our City and Cottonmouth Restaurant. As a potential quasi-judicial matter, I am not allowed to discuss outside of any public hearing. I will forward along your correspondence to our planning department for the public record. I appreciate your commitment to the neighborhood and voicing your concern as we continue to work through the process in addressing the matters mentioned.

Best regards,

bradenton
The Friendly City

KEMP F. SCHUESSLER
Ward 3 Councilman

Office: 941-932-9453
Mobile: 941-290-9292
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

From: Carrie Price <carrievillage@gmail.com>
Sent: Friday, September 5, 2025 1:33 PM
To: Kemp Schuessler <Kemp.Schuessler@bradentonfl.gov>
Subject: [EXTERNAL] Question about Cottonmouth Appeal Process

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Hello Councilman Schuessler,

I hope this finds you well. I am hoping you can help me. I have reviewed the appeal from the owners of Cottonmouth regarding the special use permit they applied for and were denied.

After considerable review, unfortunately, I don't really understand their latest appeal. I am not clear on what the Planning Commission would be deciding if it goes before them and overall and I just don't understand the process.

Are you available to go over the appeal document with me and explain what different parts of it mean and explain the process? Planning has advised that they can't meet with me until they have gotten more information from the city attorney and I just can't figure out where to direct my energy or what next steps to take.

Thank you,
Carrie Price
941-243-2765
Sent from my iPad

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From: Bonni Brown
To: Robin D. Singer
Subject: [EXTERNAL] Outdoor Music Venue at Cottonmouth Restaurant
Date: Thursday, September 4, 2025 6:38:42 PM

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RE: Outdoor Music Venue
Cottonmouth Southern Soul Food
1114 12th St. W.
Bradenton, FL 34205

Dear Director Singer:

My name is Bonni Brown and I purchased my property at 930 12 St W, in the Village of the Arts, in September 1999. I created and operated a bakery/cafe called Bonni Bakes there from 2000 to 2015. I also built a house behind the bakery and lived there from 2007 to 2015, when I moved back to New York City to be closer to family. I still own the property.

I was involved in the early days of the creation and implementation of the Village of the Arts. My late husband and I were the second people to buy a property there, shortly after Graciela Giles bought the first one. We worked closely with the Mayor and City Council to create zoning regulations for this unique residential community that encouraged and allowed artistically creative people to live and operate their business out of these small houses. Initially the artists represented a small minority of the 275+ properties within the rezoned multi-block Overlay District, so we were especially sensitive to the needs of our residential neighbors.

There was a list of the types of "quiet" businesses that were allowed. I remember someone wanted to open a dog grooming business. After some consideration they were turned down because of the likelihood that barking dogs would be annoying to neighbors. During Art Walks some galleries had live musicians playing on their porches. No amplifiers were allowed, and it was frequently a single person singing along with their acoustic guitar. Over the years some galleries and restaurants occasionally offered live music but it was played indoors at reasonable levels.

I lived down 10th Ave W from Motorworks when they first opened and had amplified bands playing in their adjacent garden. My bedroom window faced 10th Ave W and there was no way to muffle the blaring sound for hours on weekend nights. My dog used to cower under the bed. That problem was the result of the 9th St commercial "Entertainment Zone" butting up against the residential Village of the Arts. Sometimes during a Village community event we had outdoor music, but that was after getting any necessary City permits and was only for one night.

Ongoing outdoor music venues have never been allowed in the Village. It doesn't fit in a residential neighborhood. Cottonmouth presents musical groups that play on a makeshift stage in their open back garden. It isn't an occasional thing, they even advertise as "Bradenton Florida's music venue".** We are zoned T4-R which is defined as "intended to maintain primarily residential character, supporting a compact, traditional street grid with small building footprints and limited commercial intrusion." This noise is definitely *not limited* and is certainly *intrusive* to the many neighbors within earshot who deserve some peace and quiet in their own homes.

Respectfully yours,

Bonni Brown

bonnibakes@gmail.com

** quoted in the 9/4/25 Bradenton Times Weekend Sounds
https://thebradentontimes.com/stories/kat-riggins-at-cottonmouth-southern-soul-kitchen,76139?newsletter=158384

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From: Kemp Schuessler
To: G W Tenery
Subject: Re: [EXTERNAL] Cottonmouth Restaurant Planning Department Review
Date: Thursday, September 4, 2025 4:37:29 PM
Attachments: Outlook-ogeoysyl.png

Mr. Tenery,

Thank you for contacting me and for taking the time to write concerning our City and Cottonmouth Restaurant. As a potential quasi-judicial matter, I am not allowed to discuss outside of any public hearing, but I appreciate your commitment to the neighborhood and voicing your concern as we continue to work through the process in addressing the matters mentioned.

Best regards,

bradenton
The Friendly City

KEMP F. SCHUESSLER
Ward 3 Councilman
Office: 941-932-9453
Mobile: 941-290-9292
101 Old Main Street, Bradenton, FL 34205
BradentonFL.gov

From: G W Tenery <gwtenery@gmail.com>
Sent: Wednesday, September 3, 2025 1:49 PM
To: Robin D. Singer <Robin.Singer@bradentonFL.gov>; Kemp Schuessler <Kemp.Schuessler@bradentonfl.gov>
Subject: [EXTERNAL] Cottonmouth Restaurant Planning Department Review

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Gene Tenery
1115 13th Street West
Bradenton, FL 34205

September 3, 2025

Re: Cottonmouth Restaurant Music

To:

Planning Department
Robin.Singer@bradentonfl.gov

City of Bradenton Council Member
kemp.schuessler@bradentonfl.gov

Dear Sir and Madam:

My name is Gene Tenery and reside at 1115 13th Street West in the Village of the Arts and I would like to submit my statement concerning Cottonmouth Restaurant's Music Events and possibly increasing that space into a Musical Event Space.

First, I'd like to say that Dave Shiplett is generally a decent, hardworking person who works long hours. He has a successful restaurant and says that the restaurant is his primary business where he makes his living and music is just an aside.

When Cottonmount has its music events, some weeks from Thursday to Sunday, four musical events, we can hear the music from inside our home, even with closed windows. Depending upon the band playing on a particular night, the volume can fluctuate from mild to loud, sometimes really loud. During the cooler months when our windows are open, we cannot quietly enjoy even watching television so we have to close the windows.

Our home has its backyard located approximately 200 feet to the backyard of Cottonmouth Restaurant. Our home is a cement block building with newer hurricane windows, very thick and heavy which blocks out most neighborhood noise. We still hear Cottonmouth's music.

I've not said anything previously about the music (noise) levels but I feel that residents rights are not being considered by the City and this has to be addressed. Almost all of the residents around the area that are affected, predate Cottonmouth and its increase of musical entertainment. The former restaurant, Arts & Eats, had almost all of their music … inside of the restaurant.

We bought into the Village of the Arts fourteen years ago because of the

Live/Work zoning. I'm pretty sure that Live/Work businesses do have some limitations on what types of business that can be conducted and what impact that activity can have on a neighborhood. I don't believe there are other Live/Work businesses that have any noise complaints like Cottonmouth and, at some point music can become disagreeable noise.

I'm sure that there will be many non-residents that will submit statements in favor of the music at Cottonmouth or even expansion of a musical venue in the future but, they don't live here, this is not their neighborhood. Tax paying residents' comments should hold more weight than non-residents, whose only concern is entertainment.

I have to ask again, where do Cottonmouth's rights as a business supersede resident rights who wish nothing more than to enjoy a quiet and peaceful environment in our neighborhood and in our homes?

Thank you,
Gene Tenery

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From: C Wizner
To: Robin D. Singer
Cc: Kemp Schuessler
Subject: [EXTERNAL] Cottonmouth Appeal Response
Date: Wednesday, September 3, 2025 4:46:33 PM

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Dear Ms. Singer,

I am Claudia Wizner, living at 1115 13th St W, behind Cottonmouth Southern Soul Kitchen. I request that you deny Cottonmouth's recent status change appeal.

Before the opening of Cottonmouth Southern Soul Kitchen, the location was occupied by Arts and Eats, a neighborhood restaurant with posted hours, regular customers, and music typically performed indoors for diners. Outdoor loud band performances were not held in the rear courtyard. Since Cottonmouth began operations, the establishment has transitioned toward hosting frequent music events, with scheduled performances taking place in the rear courtyard and outdoor seating appearing to be the primary arrangement.

Cottonmouth holds outdoor music events up to 4 times weekly, and the noise is easily heard at my property behind the venue. The sound is often so loud that we can't use our backyard and sometimes must close our windows when we are indoors.

Cottonmouth’s musical events draw more patrons than the previous restaurant, causing crowded street parking throughout the neighborhood. When events end late at night, large groups leave all at once, making noticeable noise as they walk, talk loudly, open and slam car doors, and drive off—far more disruptive than regular restaurant traffic, which is quieter and spread out over time.

Rejecting this appeal is necessary, as acceptance would lower nearby property values due to noise and disrupt residents' quiet enjoyment of their homes.

Respectfully,
Claudia Wizner
1115 13th St W
Bradenton

Photos and videos of the stage area and rear courtyard, and recent performances are available on both the Facebook page and Google and are clear evidence that the focus is on the music performance.

Cottonmouth Facebook Page

https://www.facebook.com/cottonmouthSOUL

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From: Nellie King
To: Robin D. Singer
Cc: Kemp Schuessler; Gene Brown; carrievillage@gmail.com
Subject: [EXTERNAL] Cottonmouth Southern Soul Food "restaurant"
Date: Tuesday, September 2, 2025 2:55:23 PM

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[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good afternoon,

I am writing to express my concerns regarding the music at Cottonmouth. As the homeowner at 1207 11th Ave W and a resident of the Village of the Arts since 2017, I have resided on both sides of this establishment. During this time, the level of noise has been excessive, and it has functioned as an outdoor music venue for some time. I believe it is time for a change. The Village of the Arts is valued for its diverse lifestyle and the live-work environment it offers. Although I no longer operate a gallery, I work from home and am present here consistently. Please find my statement below regarding the restaurant/venue. I appreciate your consideration in restoring the noise level to a more acceptable standard, as it was in previous years.

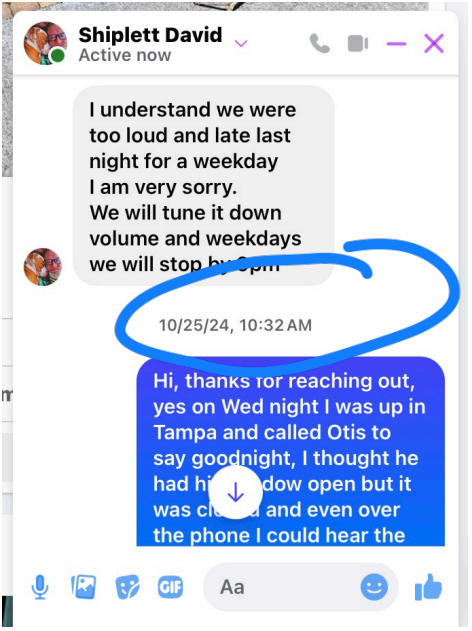
The establishment, Cottonmouth Southern Soul Food, asserts its primary function as a restaurant, with musical performances serving as incidental ambiance rather than the focal point of the business. They claim to have discontinued ticket sales or charges for entertainment and state that they do not possess a stage. While ticket sales may have ceased, I recommend examining individual checks for any indication of a "music fee" or "band charge." Regardless, this venue, which serves food, consistently highlights bands over culinary offerings. Despite the absence of a stage, they have historically hosted large concert-type bands. The venue's capacity is estimated at approximately 80 individuals when densely occupied. Music exceeding 70 decibels is unnecessary if the intent is to provide ambiance. The noise level currently precludes me from utilizing my backyard during their operating hours, effectively rendering it unusable unless I wish to listen to their music and staff conversations. It is worth noting that more than 100 outdoor concerts have been held since the venue's opening.

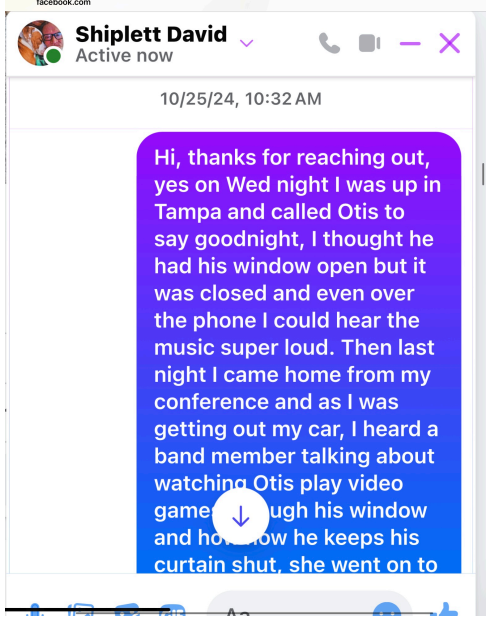
In contrast, the previous restaurant at this location, Arts and Eats, primarily featured indoor entertainment. On occasion, they hosted a band outdoors, which was barely audible, contributing to a pleasant ambiance. The village already experiences limited parking. Introducing a concert venue with loud bands would attract disruptive individuals and exacerbate traffic congestion. The increase in traffic and noise is especially troublesome for nearby residents. I do not object to the presence of music; however, I propose that all performances maintain a lower volume, audible exclusively within the venue.

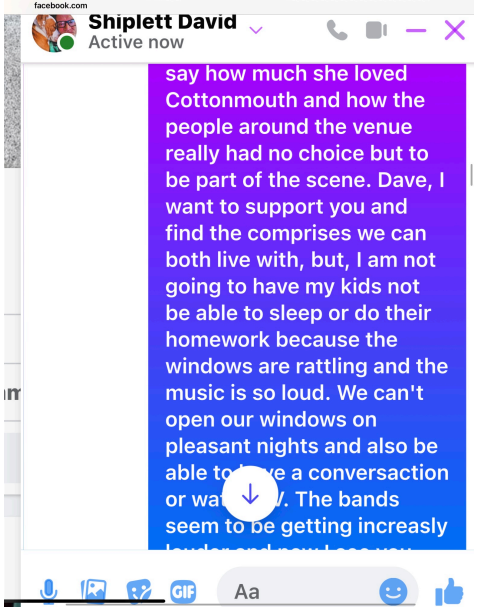


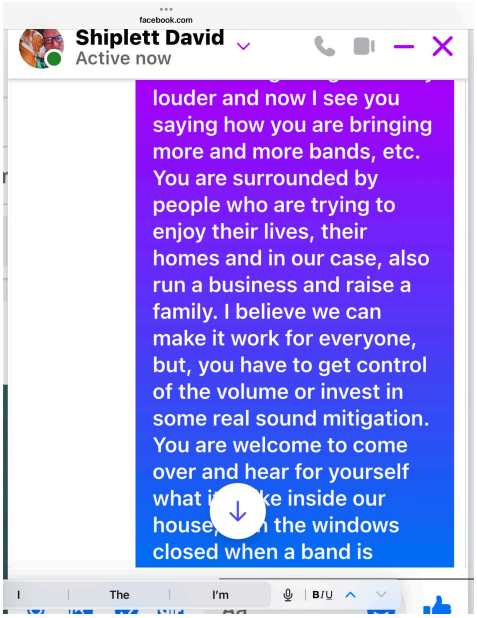
Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

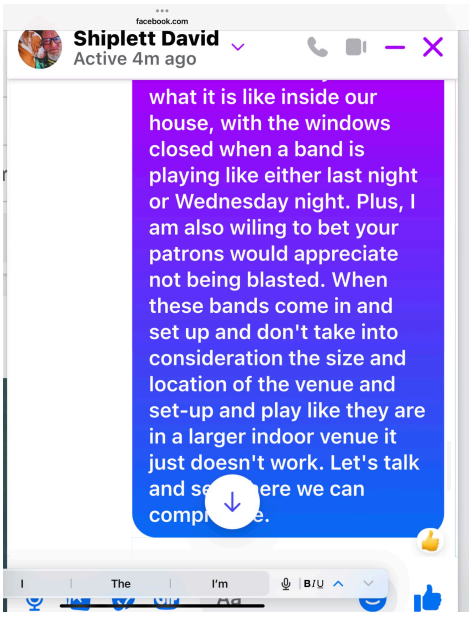
The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.


Shiplett David
Active now
I understand we were too loud and late last night for a weekday I am very sorry. We will tune it down volume and weekdays we will stop by 9pm
10/25/24, 10:32 AM
Hi, thanks for reaching out, yes on Wed night I was up in Tampa and called Otis to say goodnight, I thought he had h dow open but it was cl and even over the phone I could hear the
Aa


Shiplett David
Active now
10/25/24, 10:32 AM
Hi, thanks for reaching out, yes on Wed night I was up in Tampa and called Otis to say goodnight, I thought he had his window open but it was closed and even over the phone I could hear the music super loud. Then last night I came home from my conference and as I was getting out my car, I heard a band member talking about watching Otis play video game ugh his window and ho w he keeps his curtain shut, she went on to


Shiplett David
Active now
say how much she loved Cottonmouth and how the people around the venue really had no choice but to be part of the scene. Dave, I want to support you and find the comprises we can both live with, but, I am not going to have my kids not be able to sleep or do their homework because the windows are rattling and the music is so loud. We can't open our windows on pleasant nights and also be able to e a conversaction or wa . The bands seem to be getting increasly
Aa


Shiplett David
Active now
louder and now I see you saying how you are bringing more and more bands, etc. You are surrounded by people who are trying to enjoy their lives, their homes and in our case, also run a business and raise a family. I believe we can make it work for everyone, but, you have to get control of the volume or invest in some real sound mitigation. You are welcome to come over and hear for yourself what i ke inside our house, the windows closed when a band is
The
I'm


Shiplett David
Active 4m ago
what it is like inside our house, with the windows closed when a band is playing like either last night or Wednesday night. Plus, I am also wiling to bet your patrons would appreciate not being blasted. When these bands come in and set up and don't take into consideration the size and location of the venue and set-up and play like they are in a larger indoor venue it just doesn't work. Let's talk and se ere we can comp e.
The
I'm

From: Carrie Price
To: Robin D. Singer
Cc: Greg DeLong
Subject: Re: [EXTERNAL] Cottonmouth Check-In and Clarifying Info from Preston Whaley meeting with Police/Code
Date: Friday, August 29, 2025 1:28:41 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Hello,

Ok, thank you. Also, just a few more questions:

1. In the T4-R, according the chart I have, it says cafe/sidewalk cafe, less than 20 seats can be considered. I realize that Cottonmouth bypassed the Development Review Process, but, it seems like at some point, some type of review and some guardrails need to be put in place, just for the actual restaurant. I see on both the Village Patio and the older BirdRock review sheets that both are asked to supply an occupant load.

Until recently, Cottonmouth advertised itself as an 80-seat ticketed music venue. I realize they are no longer identifying as such, but, is there any limit to how many seats they can have as a restaurant? It seems silly to have a "less than 20 seat" restaurant that has an additional 80 seats out back. They have one bathroom, one disability parking spot and are located in a heavily residential area. I would feel more comfortable, no matter what the outcome, if there are very clear guidelines, that we are all aware of. Do you anticipate any retroactive review for the actual restaurant?

2. I noticed on the Village Patio Review sheet that they were advised if their alcohol sales exceeded 51%, they would need a lounge permit. Would that also apply to Cottonmouth? What process is used to verify the food and alcohol sales to make that determination? Is that by the hour or just overall sales over a period of time?

3. Could you please tell me exactly how planning and zoning defines "incidental music"? I see a variety of definitions from the state and ATB, but, how are we defining it here? I see the applicant is defining what they do as that, but, I can't find a clear definition.

4. They describe their music offerings as occasional, how is that defined? One time per week? Nine times per week? Up to the them?

5. What is an accessory activity? How does that apply here?

6. In the photos submitted with their applications, I don't see a single plate of food on any of the tables, I mainly see beer. I am not sure what these photos are supposed to highlight. I do see the speakers pointing at my house. Also, none of these photos highlight the outdoor, rain or shine structures frequently promoted to share that the bands will be playing regardless of weather, nor do they show the 4-7 piece bands that make up most of the concerts they used to have, back a few weeks ago, when they were an 80-seat ticketed concert venue. When you look at these photos, what information in them do you see that supports their appeal?

Thank you in advance for your answers here. I have a lot more questions. It would help me greatly if I could just sit down with someone in person and bring my list of question and knock them out that way. Is that possible?

Thank you,
Carrie Price

Sent from my iPad

> On Aug 29, 2025, at 11:37 AM, Robin D. Singer <Robin.Singer@bradentonfl.gov> wrote:
>
> You can send complaints to me. I'll let you know more about the processing on the petition when it is decided. Since time is limited at public hearings, you may want to consolidate your concerns and complaints in a written document to distribute to the board that is deciding the case.
>
> <image001.png>
>
> **From:** Carrie Price <carriepricewhaley@icloud.com>
> **Sent:** Friday, August 29, 2025 10:33 AM
> **To:** Robin D. Singer <Robin.Singer@bradentonFL.gov>
> **Subject:** Re: [EXTERNAL] Cottonmouth Check-In and Clarifying Info from Preston Whaley meeting with Police/Code
>
> **[EXTERNAL EMAIL]** This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.
>
> Hello Ms. Singer,
>
> Thank you for this information. I understand you are confirming this process with the City Attorney and will know more next week.
>
> We have a lot of information, videos, text, and emails between us and Mr. Shiplett and Ms. Hernandez that contradict some of the information in the application. Obviously, anyone can go look at Cottonmouth's Facebook page and see a very different reality in how they market themselves, the amount of music they have and the role live music plays in the overall business. In one week in April, they had 9 live music events. I have a lot of other concerns and questions that I would like to discuss in person.
>
> In addition, many other neighbors are ready to chime in should they send

their concerns to you?

We tried to work with Mr. Shiplett for over a year, and we were just about to start this process when we found out Ms. Hernandez bought the property. We met with her right away and discussed the issue. She vowed to fix it, gave us a decibel reader, and asked us to text her and Mr. Shiplett when the music was too loud. We did that and included videos. The volume never decreased. We notified them in person, email, and via text that we were going to start using code enforcement to solve the problem and gave them an additional month to do something. They did nothing. We waited for 2 months for the police to come up with a working decibel reader, which has only worked 3 times during this entire process. They rented the space for an event that attracted over 100 people on August 1, that received 2 noise citations. That was like 3 weeks ago!

Please let me know when I can meet with someone.

Thank you,
Carrie Price
941-243-2765

Sent from my iPad

> On Aug 29, 2025, at 9:40 AM, Robin D. Singer <Robin.Singer@bradentonfl.gov> wrote:
>
> Ms. Price,
>
> We have received an application for appeal, which is attached here. We are confirming the process with the City Attorney and should know more next week.
>
> We are looking into their operations and the extent to which they can charge or ask for donations. That is something that should be determined in the appeal process.
>
> <image001.png>
>
> **From:** Carrie Price <carriepricewhaley@icloud.com>
> **Sent:** Wednesday, August 27, 2025 1:27 PM
> **To:** Greg DeLong <Greg.Delong@bradentonfl.gov>; Robin D. Singer <Robin.Singer@bradentonFL.gov>
> **Subject:** [EXTERNAL] Cottonmouth Check-In and Clarifying Info from Preston Whaley meeting with Police/Code

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Hello Mr. Delong and Ms. Singer,

I hope this email finds you well. I am writing to inquire about the status of the appeal filed for the PCD director's decision to deny the special use permit for Cottonmouth, 1114 12th St. West.

I also wanted to clarify some information shared with my husband this morning by Captain Theirs and Mr. Reiss. My husband, Preston Whaley, was told one of the things being considered now is whether or not Cottonmouth is a restaurant, a music venue/event space, or both. One possibility would be that they are defined as a restaurant that has a little outdoor music, so they can carry on. In lieu of selling tickets, they can take donations?

I wanted to make sure everyone has reviewed the two CRA applications submitted by Cottonmouth on April 11, 2025. Both of these documents express a clear use of the property as both a music venue and event space. The documents refer to "expanding entertainment space", "live music venue", and the phrase, "will allow Cottonmouth to host frequent live entertainment".

I would like to know more about where we are in the process and understand what is going on. I would like to request an in-person meeting so I can bring a list of questions and sort some things out.

Thank you,
Carrie Price

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geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

Sent from my iPad
<Cottonmouth_Appeal_Package_Submitted (1).pdf>
<Accela Automation.pdf>

From: Carrie Price
To: Robin D. Singer; Rob Perry
Subject: [EXTERNAL] Zoning Compliance Inquiry and Use Determination Request – 1114 12th Street West, Bradenton, FL 34205
Date: Thursday, June 26, 2025 9:15:04 PM

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Dear Planning & Zoning Officials:

I am a neighboring property owner residing at 1122 12th Street West, Bradenton, Florida 34205, and I am writing to formally request a zoning compliance investigation and use determination for the adjacent property located at 1114 12th Street West, Bradenton, Florida 34205, Parcel ID 4367700004.

It is my understanding that a business has been operating at this location under the name Cottonmouth Southern Soul Kitchen, and there is reason to believe the use may not conform to the zoning regulations currently applicable to that parcel. I am concerned that the use was either:

- Not formally reviewed or approved by the City prior to opening;
- Has expanded beyond what was originally permitted;
- Or now represents an unallowable or nonconforming use under the City's zoning code.

Accordingly, I respectfully request the following:

1. The current zoning designation for 1114 12th Street West;
2. A summary of the permitted uses and conditional uses in that zoning district;
3. Any documentation showing City review, approval, or permitting of the current business use, including but not limited to Certificates of Occupancy, Business Tax Receipts, land use approvals, zoning verification letters, or variances;
4. Whether the current use is considered legally conforming, legally nonconforming, or an unpermitted use;
5. Whether any violations, complaints, or enforcement actions have been initiated or are

under review for the property;

6. Whether the City has conducted or intends to conduct a zoning compliance evaluation in light of recent concerns.

As a resident directly impacted by the use of the property and its compatibility with the surrounding neighborhood, I respectfully request a formal written response within a reasonable time period. I would also welcome the opportunity to speak with a member of the Planning Department if additional context or clarification is needed.

Please inform me of any fees associated with this inquiry or if this request must be directed to another department or submitted under the Florida Public Records Act.

Thank you for your attention to this important matter.

Sincerely,

Carrie Price

Property Owner, 1122 12th Street West

941-243-2765

Sent from my iPad

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AGENDA ITEM NO. 6.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Ordinance 4064, Case PLN-TXT-25-0002:** An Ordinance of the City of Bradenton, Florida, amending the City of Bradenton's Land Use Regulations, Chapter 5, General Regulations, Sections 5.1.2.7 and 5.2.2.4 "Fences and Hedges", to modify fence heights in proximity to streets and to modify dimensional standards for visibility triangles and Chapter 10, Definitions, to add the definition of "Principal Entrance", modify the definition of a "Lot" more particularly a rear lot line along an alley, modify the definition of "Double Frontage Lot" more particularly what is considered a rear lot line, and "Visibility Triangle or Vision Triangle" removing the dimensional standards; providing for codification; providing for the repeal of ordinances in conflict; providing for severability; and providing for an effective date. Application filed by the City of Bradenton Department of Planning and Community Development.

SUGGESTED ACTION: Staff is requesting that the case be continued until November 19, 2025.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
Staff is requesting that the case be continued until November 19, 2025, due to the

fact the case was advertised in the paper.

The delay is due to staff continuing to finalize the proposed amendment.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to continue the case until November 19, 2025.

ATTACHMENTS:

AGENDA ITEM NO. 7.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 15, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **DISCUSSION ITEMS**

SUBJECT: Review and approval of the 2026 Planning Commission meeting calendar.

SUGGESTED ACTION: Motion to approve.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review of the 2026 Bradenton Meeting Calendar.

Planning Commission typically meets the 3rd Wednesday of the month at 2pm.

In the month of November, Planning Commission will need to select an alternative meeting date due a potential conflict with City Council.

Staff recommends that the Commission consider November 4th or the 17th as the alternative meeting date.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve.

ATTACHMENTS:

2026 Calendar - City of Bradenton DRAFT.pdf

DRAFT

2026 City of Bradenton Official Calendar

BLUE BOX DENOTES COUNCIL MEETING DATES

RED BOX DENOTES HOLIDAYS & OBSERVATIONS

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JAN. 14 & 28 – COUNCIL MEETINGS

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

FEB. 11 & 25 – COUNCIL MEETINGS

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

MARCH 11 & 25 – COUNCIL MEETINGS

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

APRIL 8 & 22 – COUNCIL MEETINGS

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MAY 13 & 27 – COUNCIL MEETINGS

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JUNE 10 – COUNCIL MEETING

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JULY 22 – COUNCIL MEETING

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AUG. 12 & 26 – COUNCIL MEETINGS

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

SEPT. 9 & 23 – COUNCIL MEETINGS

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

OCTOBER 14 – COUNCIL MEETING

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

NOVEMBER 18 – COUNCIL MEETING

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

DECEMBER 9 – COUNCIL MEETING

HOLIDAYS AND OBSERVANCES

January 1 – New Year's Day	July 3 – Independence Day	December 25 – Christmas Day
January 19 – Martin Luther King Jr. Day	September 7 – Labor Day	
February 16 – Presidents Day	November 11 – Veterans Day	
April 3 – Good Friday	November 26-27 – Thanksgiving Holidays	
May 25 – Memorial Day	December 24 – Christmas Eve	

This calendar does not reflect special or emergency meetings which may be scheduled as required. Modifications to this calendar may be made at the discretion of the Bradenton City Council.

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE:	October 15, 2025
SUBMITTED BY:	Greg DeLong, Planning & Community Development
ITEM TYPE:	Miscellaneous
AGENDA SECTION:	**ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**
SUBJECT:	December 10, 2025: PLN-SUP-25-0012 | 512 25th Street West | Club (Event Center) To Be Scheduled: PLN-TXT-25-0002 | Text Amendment for Fences

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: